

# BEST HOMES

15¢

*See page 30*

Favorite homes in all styles, featuring stunning split-levels, handsome ranch plans for many lots, and expansion and two-story plans for economy and luxurious livability. All working-drawing blueprints immediately available.

*See page 18*



# 8

## STEPS TO CHOOSING YOUR SITE

APPROPRIATENESS  
PHYSICAL PROPERTIES  
NEIGHBORHOOD  
SERVICES — UTILITIES  
TAXES — ASSESSMENTS  
CLEAR TITLE  
ZONING REGULATIONS  
THE PRICE TAG

**The lot you buy** is as important a step as you will ever take. First you want to narrow your choice to acceptable locations. Within a broad area, where do you want to live? You should have two or three "acceptable locations" in mind.

Next, get a lot that's big enough for your house—and otherwise suitable. Size is a fact you can get from ads, real estate men, or friends. The "otherwise suitable" requires closer inspection on your part. Of course, the lot must be within your price range. This can be ascertained by checking costs in the area before you go out to look. Let's examine some of the basic factors that go into wise site selection.

**First:** Appropriateness to your house plan. Is the site large enough for your home, for the outbuildings you may wish to add, for your gardening and landscaping plans, for possible expansion, for garage and drive? Is the grade or slope of the land in keeping with the type of home you intend to build?

**Second:** Physical properties of the land. How about drainage, and the general "lay" of the land? Is the soil good, or will you have to build it up or import costly topsoil in order to get a good stand of grass? Are there trees . . . for beauty, shade, cooling in summer and wind-break in winter? Is the view pleasant? Will extensive grading be required? Check the lot with care for all factors which may cost extra money or which may detract from the value of your finished home.

**Third:** Beyond the lot line. What's the personality of the neighborhood? Of the specific block? Do your neighbors take pride in their homes? Don't forget that the value of your land is dependent as much on their efforts as on your own. Is the neighborhood growing or slipping? Don't hesitate to ask questions of people who may know, and that includes people you are considering as neighbors. How convenient are schools? Even if you have no need for schools within your family, their presence or absence will affect the resale value of your home. What about churches? Shopping facilities? Recreation areas? Transportation?

**Fourth:** Are usual services and utilities provided? In an established neighborhood this will include gas, electricity, water, telephone service, and an efficient sewer system. You should look for sidewalks, street lights and paved streets. If they are not in, what are future assessments for these items likely to cost? Find out about police and fire protection. Aside from lack of protection if these factors are absent, their absence will hike your insurance premiums. What about garbage removal?

**Fifth:** Taxes and assessments—present and prospective. Don't take anyone's word that taxes and assessments are paid up. A check at the town hall or county building will bring you the facts. Find out if you can what taxes on your finished home are likely to be. Your neighbors-to-be will tell you without too much urging how taxes are in the area. Remember that if a great many schools or roads are being built because of the newness of the area or a large influx of people, your taxes may go up—but you will have the use of the facilities they pay for.

**Sixth:** Is the title clear? Make sure you are getting a merchantable title with the land, both to assure you unchallenged possession and to aid you in selling the property at some future date. Have a reputable lawyer get you a statement of title; or if you are dealing through a bank or building and loan association, check with them for an opinion of title.

**Seventh:** What zoning? Community-zoning regulations should protect you against the possibility that one day a tavern or gas station may go up at the end of your block. Again, the ultimate resale value of your home may depend upon the rigidity of zoning and enforcement. On the other hand, zoning regulations may affect the kind of home you plan to build. For example, if you want to make provision for a second family to live with you, you may find zoning regulations forbid construction of a two-family home. Often local regulations limit the number of kitchens, or allow only a minimum bathroom size, or prescribe that the home may not approach the lot lines within a certain footage, or do not permit some architectural styles to be used. Check this in the town or village hall or at the county building.

**Eighth:** The price tag. An improved site with utilities and services at hand and paid for should represent between 10 and 15 percent of the total value of house and lot. It's not a good idea to build a modest home on a costly lot; in reselling, you are not likely to get back the full cost of the lot. And, as anyone can understand, it's not a good idea to build a substantial home on a cheap lot—ordinarily an indication that your home will be among the more valuable ones in a less valuable neighborhood. When you come to resell, whether you like it or not, the value of the neighboring property will affect your own.

The standards discussed above should not be considered rigid; the perfect lot that meets all requirements is rare indeed. If you keep your requirements fairly flexible, and keep your eyes open to the possibilities in "unlikely" areas, you might run across a good buy.

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# BEST HOMES

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*The houses are, in general, arranged by size according to square-foot area. This does not include optional areas such as porches, garage, or terrace, but only living area. See pages 24 and 25 for suggestions for personalizing the plan of your choice.*

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### Ranch Homes

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### Split-Level Homes

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### Expansion and 2-Story Homes

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### 2 Bedroom Homes

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### 3 Bedroom Homes

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### Homes with Recreation Room, Family Room, Study or Den

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Book 93

## BEST HOMES, *A Quarterly*

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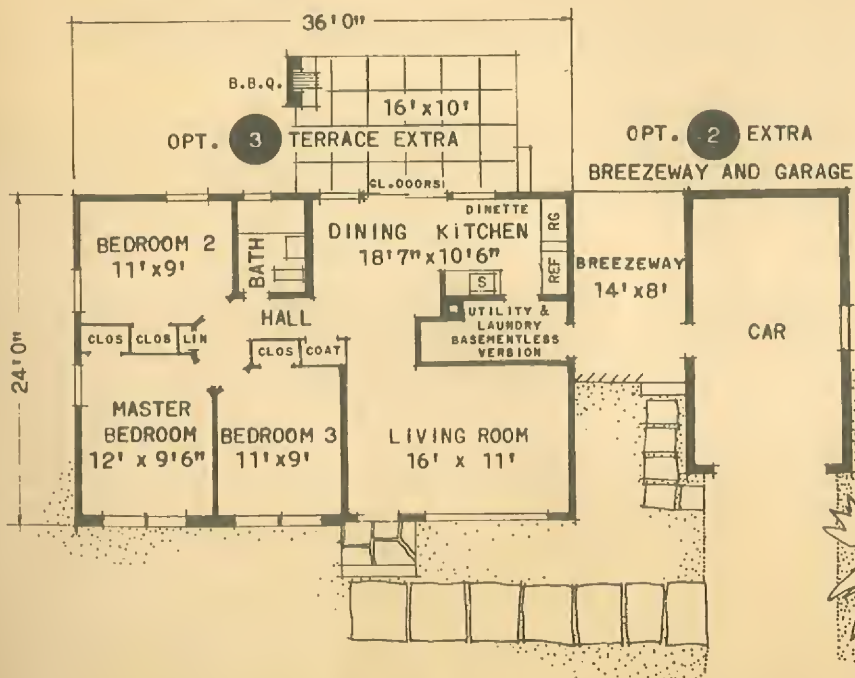
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## Easy On The Pocketbook

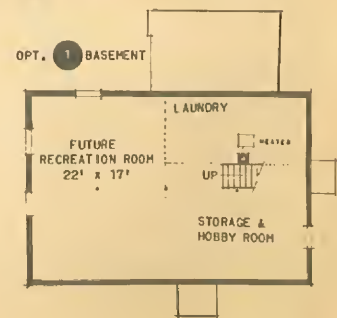
PLAN NO. 7901-E

The prototype for this home was built in New Jersey as a development offering homes at around \$8,000 with land (this in a relatively high cost building area). Another important factor is that financing the house has been based on a little known section of FHA Minimum Property Requirements, Section 203-I, intended for homeowners in rural communities but equally helpful to city and suburban home builders. This section offers 30-year mortgages, making available up to \$8,000 in mortgage money to the prospective builder if the house meets its standards. Thus on a home like this one the owner can get what amounts to a 100% mortgage, make no down payment (on a house meeting the requirements and costing no more than \$8,000) and make monthly payments of \$59.00. The \$8,000 "no down payment," FHA-guaranteed loan it is eligible for may, in some cases, cover the cost of the lot and home. Economies that help to bring the costs down include simplified truss

construction (all partitions are non-bearing), 2x3's are used instead of 2x4's, heat duct runs are minimum, increasing heating efficiency and reducing the size of the unit required; the plumbing diagram is a model of simple efficiency. Sliding glass doors are a luxury item in the dining room and the living room has awning-type picture window. The combined area of dining and kitchen is brightened by the windows and doors at the back and the wide expanse can be divided. Blueprints show both basementless and basement versions. In the former, the laundry and heater room is off the kitchen; where a basement is added, these utilities are provided in the basement, as well as a future recreation room. Another option would be the breezeway and garage. The terrace and barbecue fireplace opening from the dining-kitchen would fall into another optional extra category. To complete the plan there are three bedrooms, and five great closets for happiest storage problem solution.



Overall Dimensions: 36' x 24' excluding breezeway and garage.  
Square Feet: 850.  
Architect: Lester Cohen.



OPTIONS—Reduced Scale.

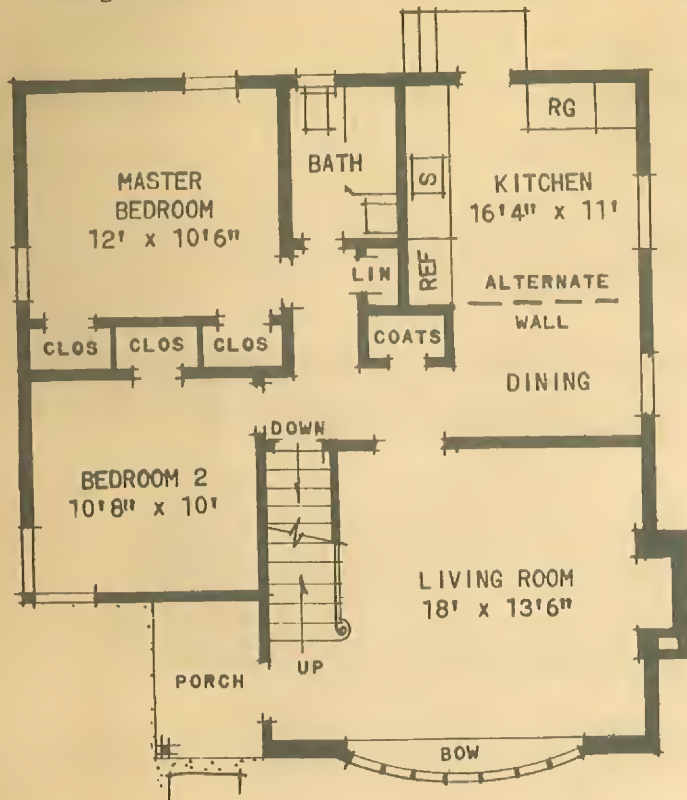


# Budget For Personalized Expansion

PLAN NO. 9830-E

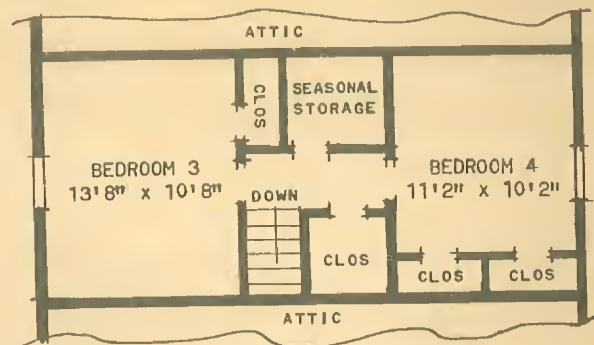
Controlled dimensions, only 30' wide, make it possible to put this home on a 50' lot, or one even smaller in areas where the regulations permit. The vestibule opens from the entry porch, shields the living room from the front door and directs traffic neatly to the upper floor via the airy, open stairway. Across the living room is the fireplace that gives this important room even more dimension, and at the front of the house, a full scaled bow window opens out the room in another direction. The dining area is cleverly planned, with a *permanent* wall that the owner can position either to add an ell to the depth of the living room, back about 8', or, as shown in the floor plan, extend toward the front for a kitchen and dining room that is 16'4" x 11', good old-fashioned fam-

ily size for modern living. This flexibility is almost unheard of in a small home and presents an opportunity for custom-planning that adds a feeling of luxury to the budget scheme of this home. Although very little of the precious living square footage is given over to hall space, a minimum traffic use is made of the living room. There is a core hall to bedrooms, bathroom, dining and kitchen and to cellar stairs plus a kitchen entry that saves needless use of the front door. The two bedrooms planned for the first floor share a closet wall and each has the advantage of two exposures. On the future expansion floor above there are two more big bedrooms to finish when ever finances permit or family needs make it necessary. Note that the five downstairs closets are augmented by four more above, plus a seasonal storage room. This room is large enough for a future bathroom, and it is located on the plumbing stack above plumbing (back-to-back) for kitchen and bathroom to provide most economical installation if the second bathroom is wanted.



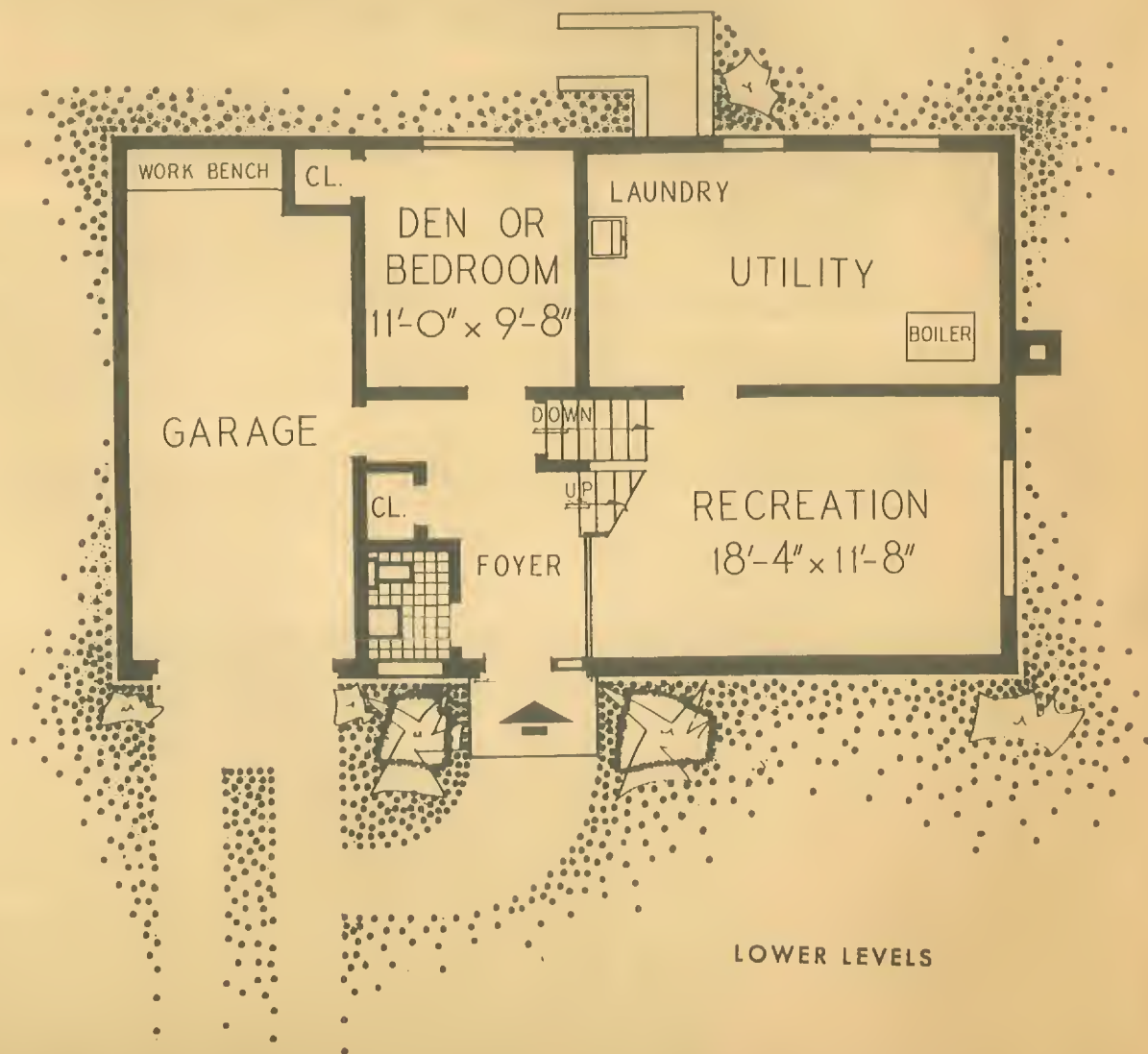
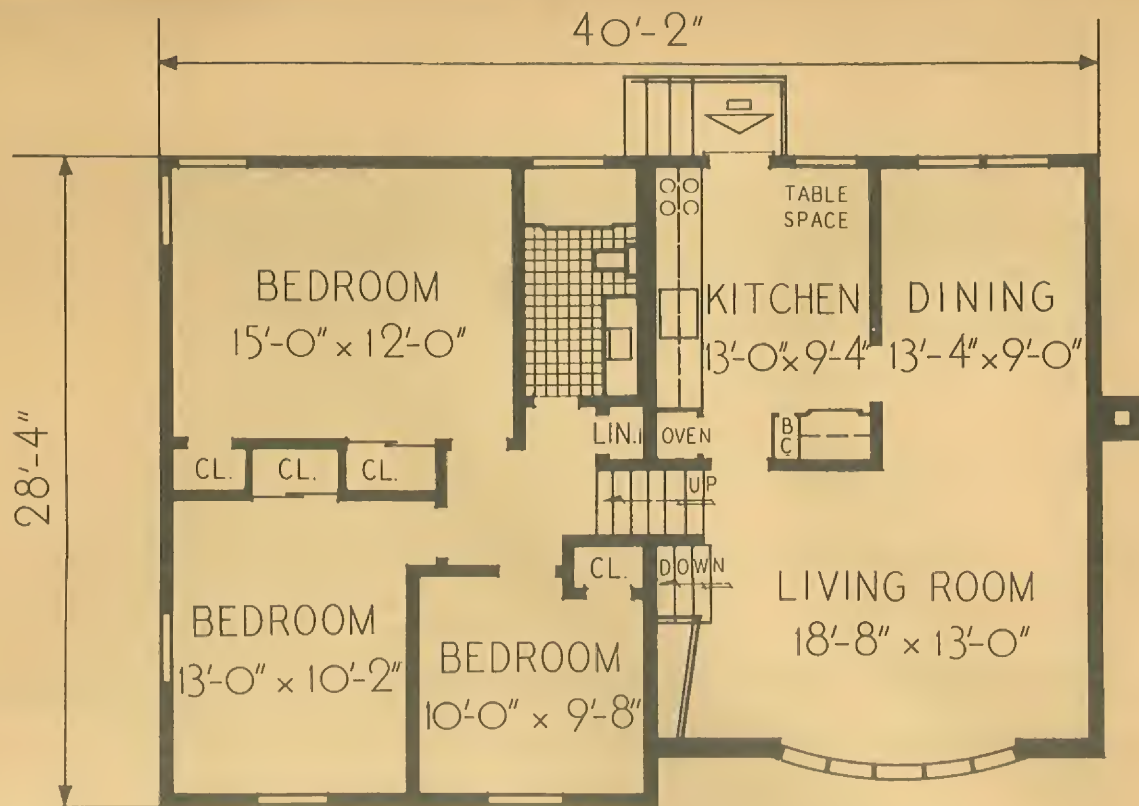
Overall Dimensions: 30' x 31'4".

Square Feet: 805 (first floor). Architect: Lester Cohen.



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## Handy Split-Level

PLAN NO. 2990-E

Wouldn't you like to own a split-level house where everything is handy and compact? There is no waste space in this house, and all of the areas are clearly defined and spacious. The foyer is on the lower level—the front door leading to it has a full length glass panel which affords plenty of natural light to the area. Directly inside the door there is a lavatory and a coat closet. A room suitable for use as a den or fourth bedroom is at the rear, and also on this level is the garage, with a work bench at the far end and a door to the foyer. On the basement level one room has been designed for use as a family recreation area, and the other for utility purposes—laundry, heater, storage, etc. The main living level contains the living room, dining room and kitchen. An ornamental railing in the living room overlooks the foyer; a large bow window serves as a focal spot for furniture arrangement. In

the dining room there is enough space for a complete dining set—two windows overlooking the garden provide plenty of light, and a door to the kitchen insures ease of service during mealtimes. The kitchen has been designed to include a built-in oven and a counter top range, a broom closet, lots of counter space, table space for informal dining and a rear entry. The master bedroom on the upper level has a corner window arrangement and two closets, the second bedroom has cross-ventilation and a large closet, and the third bedroom has ample floor space as well as a closet of its own. The family bathroom contains a full tub, and a vanity sink; there is a linen closet in the hall which can be used for all bedroom and bathroom linen storage. Living is easy in a house like this where everything is handy and where living areas have been well planned.

Overall Dimensions: 40'2" x 28'4".

Square Feet: 1,050.

Architect: Alwin Cassens, Jr.

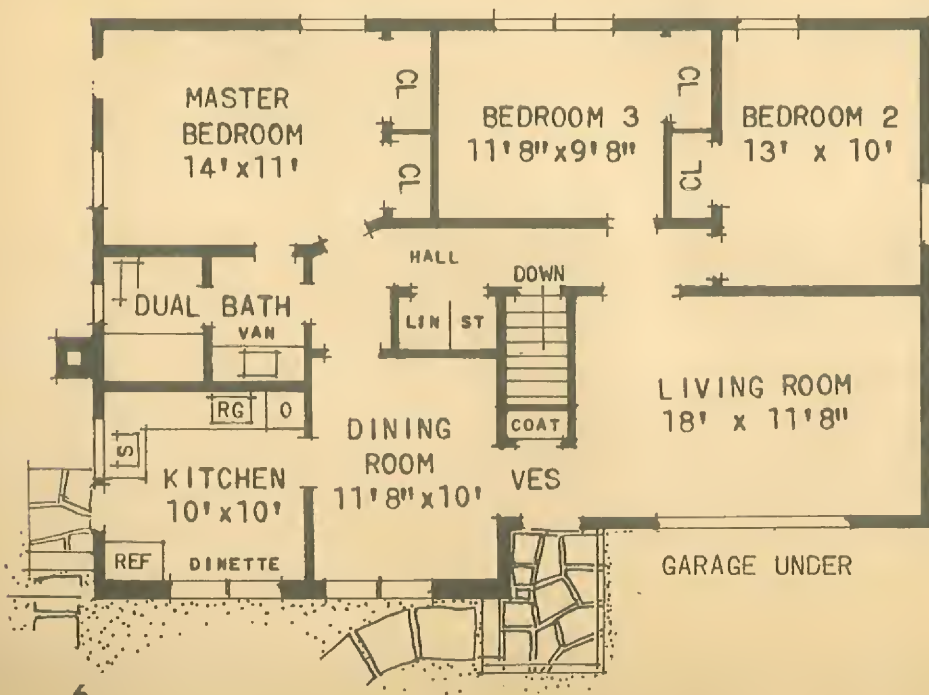


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## Thoughtful Plan For The Small Property PLAN NO. 8120-E

It takes a great deal of careful planning to make a successful and livable home, and this house is a good example of just that sort of planning. The exterior is of clapboard, with stone trim in the front at the garage, and at the dining room and kitchen end, with a decorative railing around the flagstone entry porch. Just inside the front door there is a roomy vestibule with coat closet. The living room is at the front of the house; situated so that it need have no unnecessary traffic, it will be an easy room to keep looking neat and orderly. The dining room is at the left of the vestibule and it has a pair of windows at the front matching those in the dinette. It is a room large enough for the gracious dining that is so important to family life. For breakfast and quick snacks there is a cheery dinette corner in the kitchen, and in the kitchen there is also an outside

service entry as well as a balanced arrangement of appliances with work space and storage space galore. The hall serves as an effective divider between the daytime activity areas of the house and the bedroom area, and it contains a linen closet, a storage closet and the stairs down to the full basement. The bath has been designed to give maximum service; it is centrally located, has a door to the master bedroom, and by closing off the front portion where the vanity sink is placed it also doubles as a powder room. In addition to the private entrance to the bath, the master bedroom also has two windows for cross-ventilation and two large closets. Bedroom 3 has two windows facing the rear of the house and a large closet while bedroom 2 has two windows with dual exposure and a large closet. It's a really livable home, made possible by thoughtful planning.



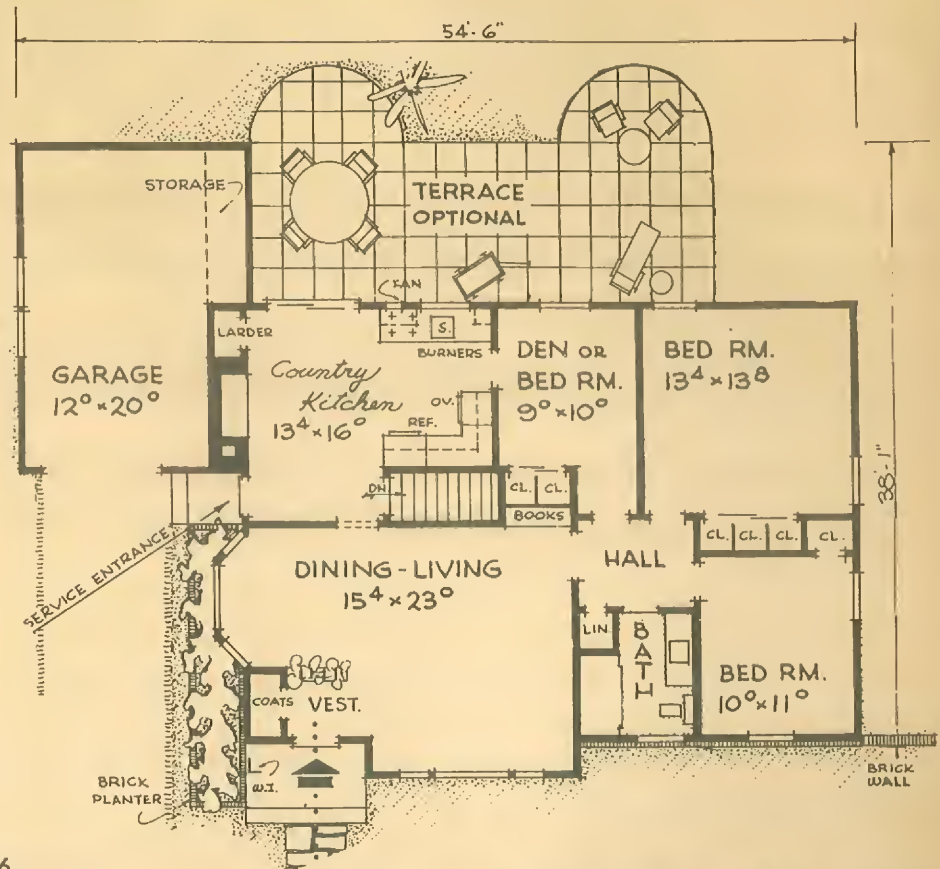
Overall Dimensions: 42'6" x 29'.  
 Square Feet: 1,100.  
 Architect: Lester Cohen.



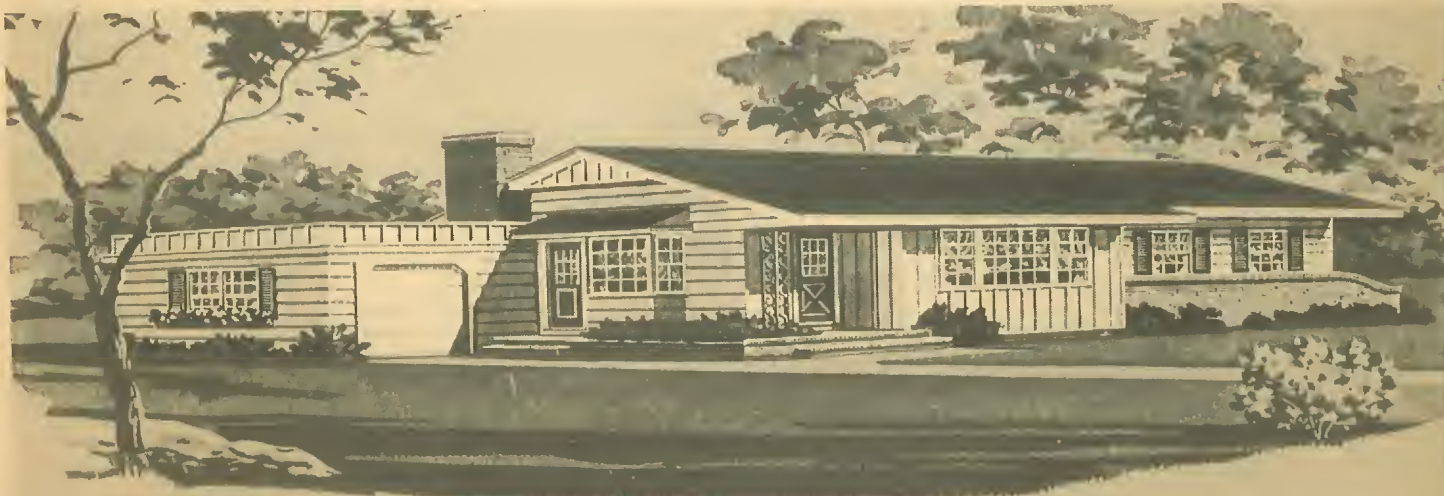
Here's a house that looks big and offers big planning ideas but does it on a low cost budget. It's a trim, attractive ranch plan, made to look longer and bigger by the attached garage and the smart, front-angled living room bay. The living-dining areas combine at the front of the house and offer unusually wide scope for charming decor. The bay window in the dining zone is delightful, and at the front of the house, a country styled picture window makes the living room seem large and bright. The star of the house is the country kitchen: a 16' area that combines comfort areas for chores with a handsome dining-family area, complete with a larder, provincial fireplace and sliding glass doors that open out to the terrace at the back. This trim home has the option of three bedrooms or two bedrooms and a den, depending on the family needs, and this flexibility makes it just as perfect for the retirement family as it is for the

young people planning a growing family. Two exposures are featured in the two bedrooms and there are nine, spacious closets for each. The den-bedroom has two closets and a window that looks out over the rear terrace. The family bathroom provides a vanity, alcove bathtub and a linen closet just outside the door. The attached garage offers a deep storage alcove and serves to shelter the terrace for privacy in outdoor living in fine weather. A most convenient service entrance is provided right at the garage and into the kitchen — a step-saver that saves wear and tear on important areas as well.

Overall Dimensions: 54'6" x 38'1",  
including garage.  
Square Feet: 1,070.  
Architect: Herman H. York.



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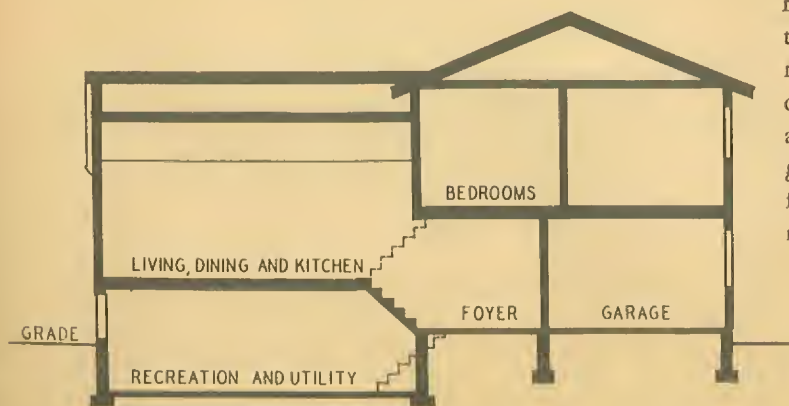
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## Beautifully Balanced Split-Level

PLAN NO. 9832-E

A news-making feature of this lovely split-level home is the fact that, within an economy budget, you can have a home of 8 rooms, all of them luxuriously livable. In many areas a 60' lot would be suitable for this plan, and the exterior is smartly styled to look distinctive in every neighborhood. The covered entrance leads into a dramatic, distinctive foyer which offers a glimpse of the living room above and steps down to the recreation room on the level below. The balance of informal and formal living areas would be hard to beat in even a luxury home. This recreation room is so easily accessible and such a large, bright room that the youngsters will take to it at once. This leaves the upper living room free of unneces-

sary traffic, well set away from traffic and, with the dining room in the ell behind it, there is living and entertaining space suitable to a larger family. There is also a daylight den on the foyer level, easy to reach from the front door or from the service entry at the back. A good closet and adjacent lavatory would make this room comfortable for a fourth bedroom, maid's room or guest room, or a teenage member of the family could have it as a private living-bedroom so popular in today's family living. On the living level there is also the spacious kitchen with a bay out to the back to accommodate a dining nook and its own service entry to take further burdens off the front door and living levels. A half-flight up from the living level is the bedroom level, complete with three large bedrooms, marvelous closets, and a double feature bathroom that opens from the master bedroom and from the bedroom hall for the features of bathroom and a half at the cost of one bathroom. Laundry, work space and heater area is provided on the recreation room level, and the garage is particularly well located to open right into the foyer. Charm, comfort and economy all are starred in this newest split-level design.



CROSS-SECTION

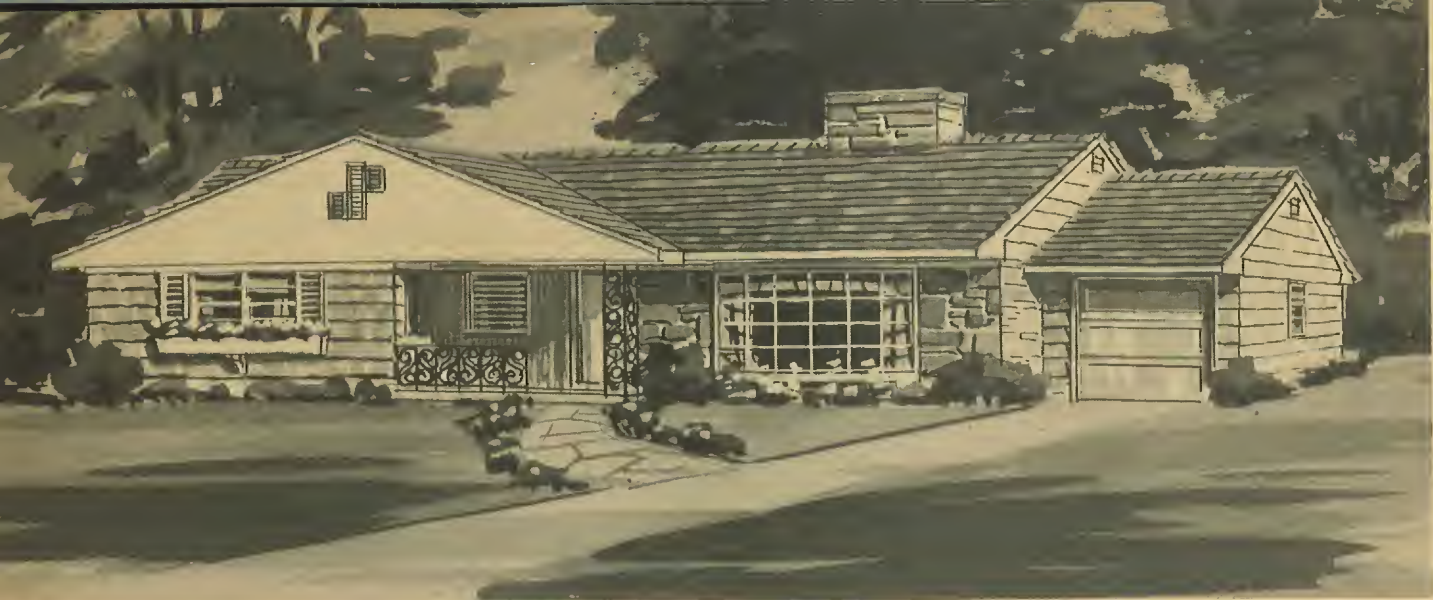
Overall Dimensions: 42'6" x 30'6".

Square Feet: 1,200.

Architect: Alwin Cassens, Jr.







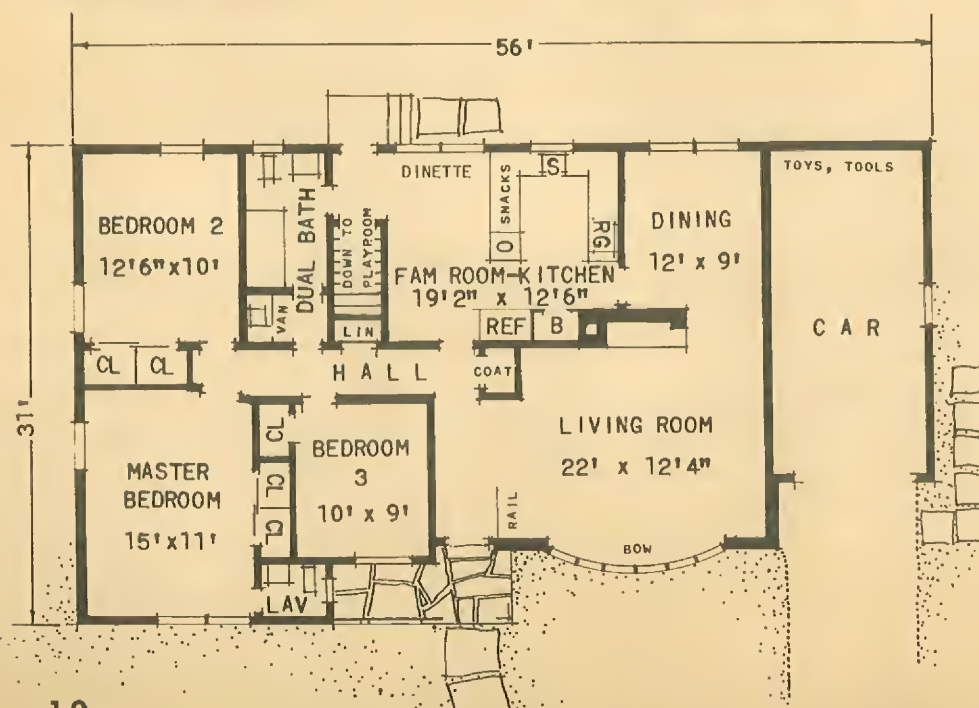
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## Wonderfully Attractive

PLAN NO. 3031-E

From every angle this house is as attractive as you could possibly want any future home to be. All of the bedrooms have a lot of floor space and they have been arranged for maximum privacy and quiet. The rear bedroom has dual-exposure windows and a double closet with sliding doors; the master bedroom has three windows, a double sliding door closet, and a private lavatory. If your family is large enough to require a third bedroom this house has it; if not, this room would make an ideal guest room or study. The dual bath is perfectly situated so that it can be used to the greatest advantage. The main part is complete with a tub and a sink and the area with the second sink can be closed off to become a powder room. The main bath also has a door near the stairs to the playroom and near the back door, making it handy for the children. In the bedroom hall there is a linen closet and a closet for coats.

Downstairs in this house there is basement storage space and a highly desirable playroom, and since the stairs are near the back door it is an easy area to get to without going through the rest of the house. Everything in the family room-kitchen has been arranged for your pleasure and convenience. The dinette is light and bright and roomy, and the snack bar can be used as a pass-through at meal times. In the kitchen there is a large broom closet; on the other side of the kitchen is the big dining area, with the two windows facing on the rear of the house, and an arch through to the living room. Here there is a cheery fireplace with a corner hearth, a bow window, and a decorative railing forming a vestibule near the front door. Add to all of these things an attached garage, and you can understand why we think this house will work so well.



Overall Dimensions: 56' x 31'.  
Square Feet: 1,180.  
Architect: Lester Cohen.





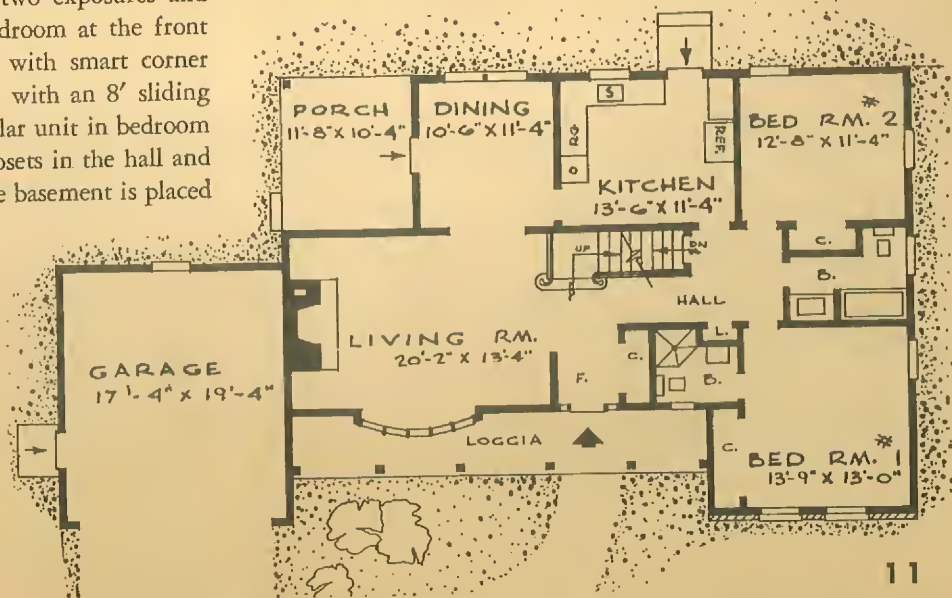
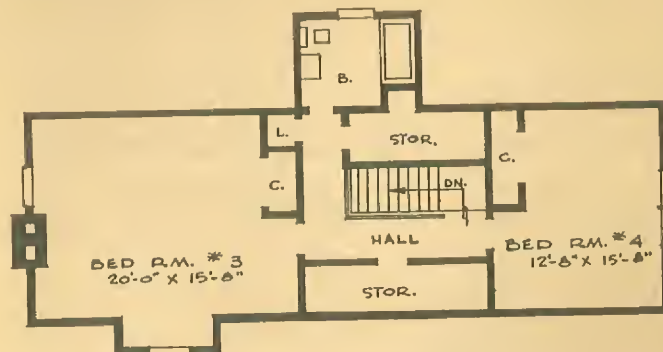
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## Colonnaded Expansion Comfort

PLAN NO. 7856-E

One of the factors that makes an expansion so universally popular is the adaptability to family comfort from the moment the house is yours. The handsome exterior of this home is designed to fit a fine future as well as an economy-minded start. A gracious colonnaded loggia, over 31' across graces the front of the house. Entrance through the sheltered front door takes you into a wide foyer that opens all areas of the plan to traffic free access. The living room is to the left and dining room behind it permits opening the two rooms for large parties. A handsome fireplace faces the entrance arch and to the front, shaded by the loggia, is a graceful bow window. A pocket door separates the dining room from the kitchen, and on the other side, there is a door by which you can reach the porch for warm weather meals in welcome privacy. The kitchen puts the emphasis on step-saving layout and a feeling of openness that is so comfortable. To the right of the foyer there is privacy planning for the two bedrooms and bath. Each bedroom has two exposures and excellent dimensions. The master bedroom at the front enjoys the luxury of a private bath with smart corner shower. Closets are especially ample, with an 8' sliding door unit in the master room, 5' similar unit in bedroom No. 2 and spacious linen and coat closets in the hall and foyer respectively. The stairway to the basement is placed

for easy reach from the kitchen and bedroom hall and the stairway to the upper floor has a wide landing that is seen from the foyer as you enter. This latter is glimpsed from the living room too, which is quite attractive. On the floor above, to finish at once or when the family needs them, are two very large bedrooms. A second full bathroom features an alcove tub.



Overall Dimensions: 66' x 34',  
including garage and porch.  
Square Feet: 1,185 (first floor).  
Architect: Fenick A. Vogel.





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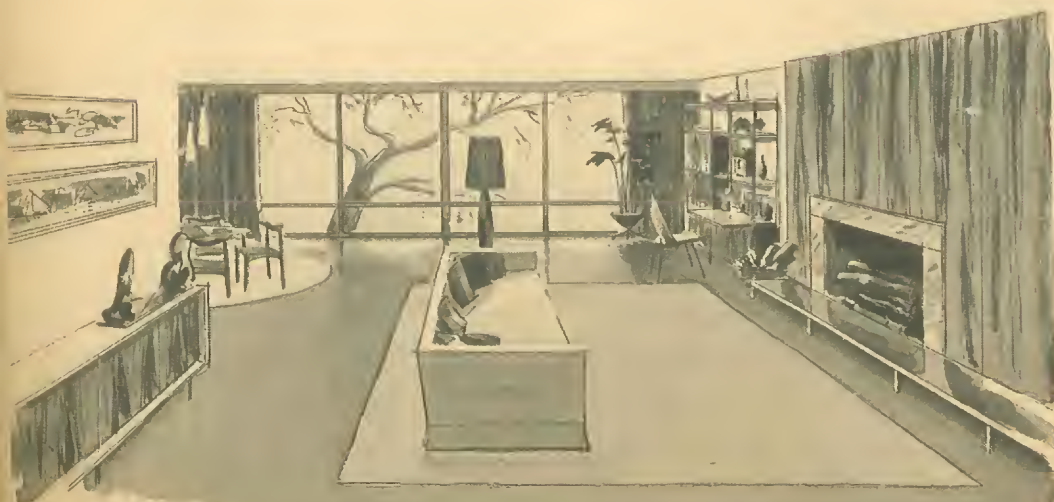
## For The Young In Heart

PLAN NO. 9837-E

There's an air of youth and vigor about this house that will appeal to building families of all ages. It's not too much to handle in any income bracket, and easy maintenance will make it popular with young families as well as with older folks who are giving up larger quarters. The advantages of a center hall will be apparent to families of either group. A covered entry porch opens into the vestibule where coats can be put away before going any further. To the right of the hall is a bedroom wing, straight ahead is the living and dining area, and to the left, the kitchen and service zones. Steps are saved for the busy housewife who can see the front entry from dinette (through a stunning front window that will flood the kitchen expanse with sunlight); serving is made easy to the dining room at the back; and an optional door opening to the garage from the kitchen is an idea that will appeal to all the family. A covered flagstone porch can be reached from the garage and from the dining room and it's a good spot for bad weather play area as well as

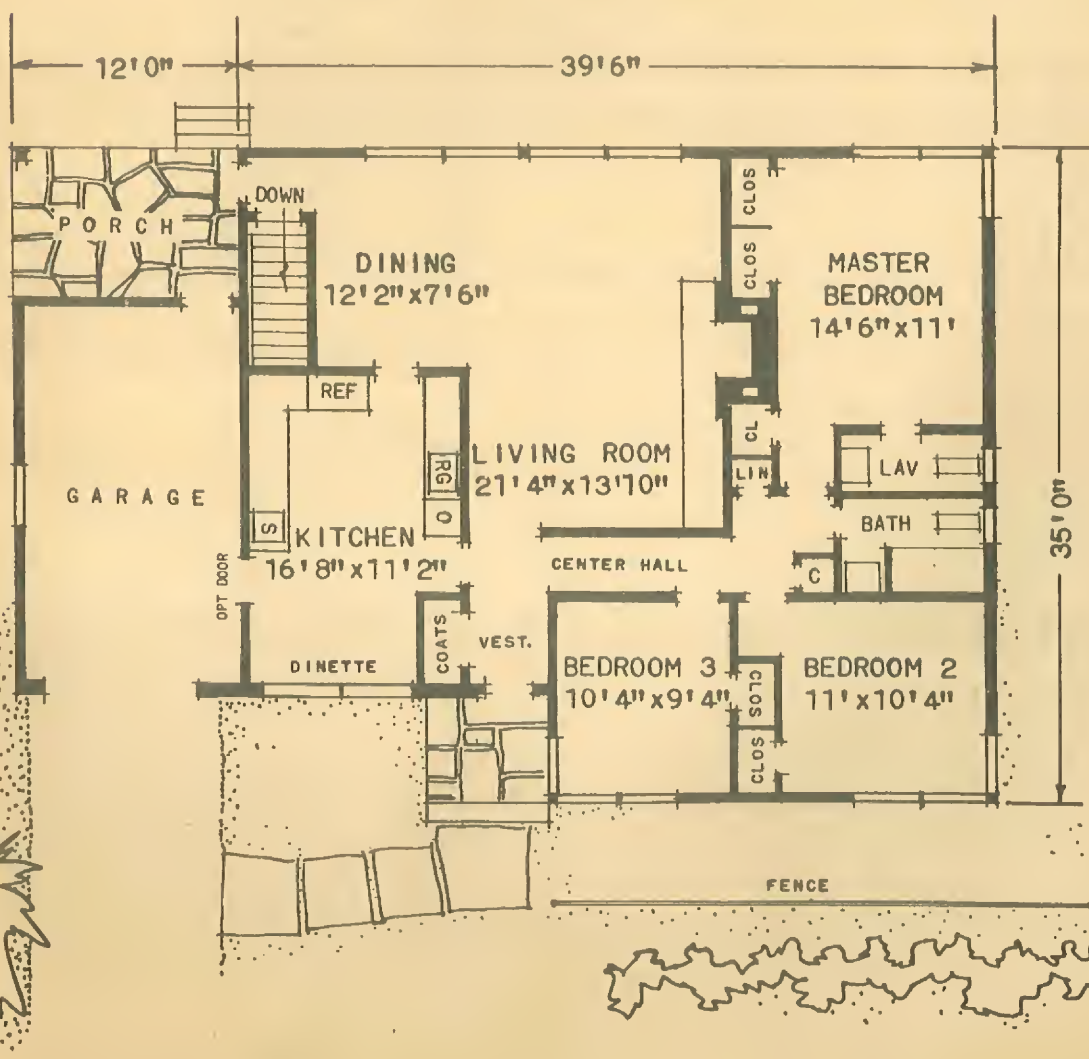
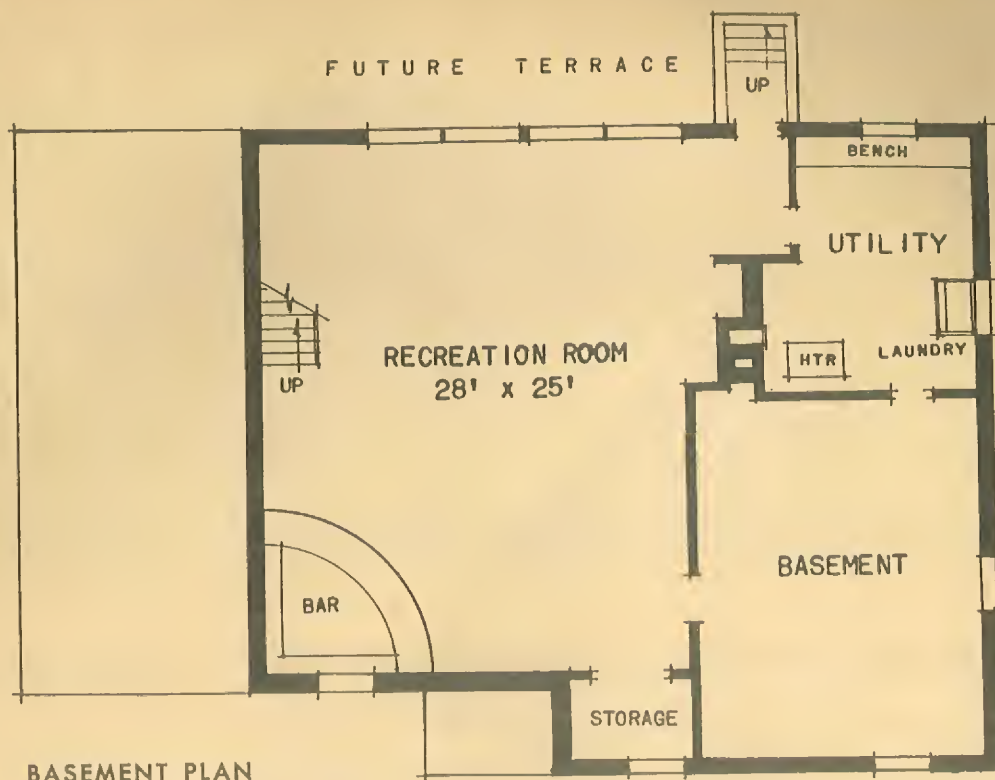
a lovely one for outdoor meals in complete summertime privacy. The area for living and dining is placed at the back of the house; so few small homes can manage this big home planning that becomes more and more popular as areas are built up and quiet and privacy get harder to achieve. The dimensions of the two rooms flow together and provide a combined area better than 21' front to back and across the back as well. A huge picture window affords garden views that will encourage "green-thumb" efforts by even the most casual gardeners. In the bedroom wing, corner windows are used for ventilation and smart interior effects in each of the three bedrooms. The two bedrooms at the front divide a closet wall and the main bathroom is shared by both. The master bedroom at the back offers three closets and sensibly adds a practical lavatory that is intended for parents' use. There's more than a nodding acquaintance with designs that are popular in the Scandinavian countries in this basic home that fits so well in America's areas everywhere.

Overall Dimensions: 39'6" x 35'.  
Square Feet: 1,215.  
Architect: Lester Cohen.



This is the view across the living room toward the large rear picture window. The flush fireplace has a raised hearth and a striated wood fireplace wall.







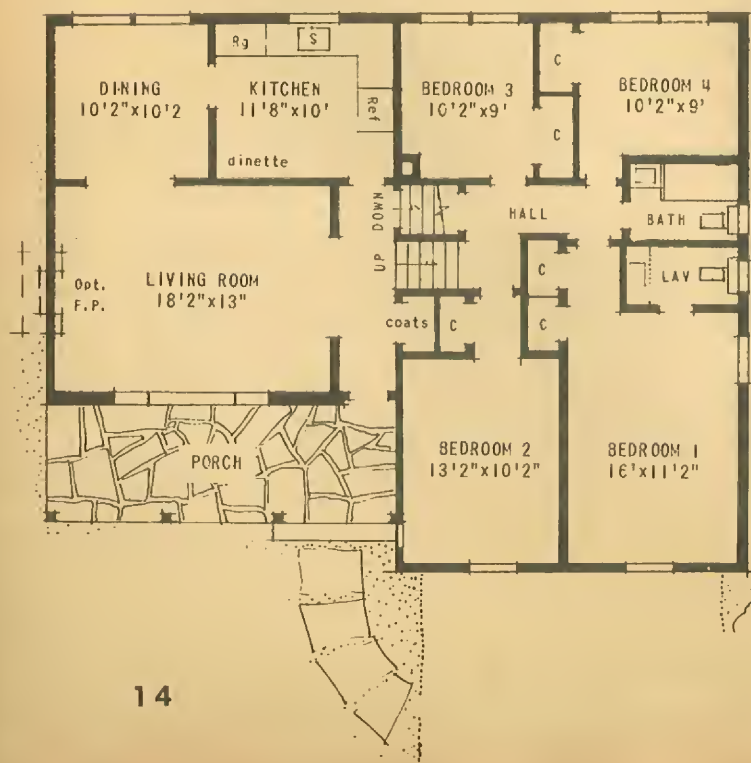
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## A Striking Four Bedroom Split-Level

PLAN NO. 1716-E

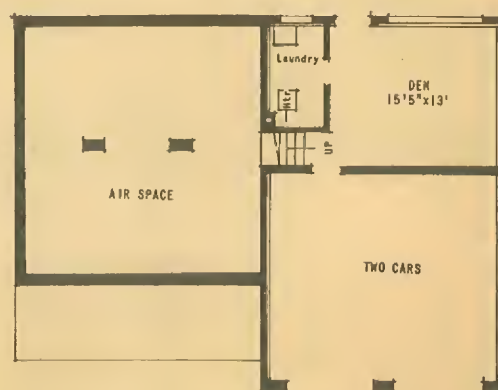
This is a home that is inviting in exterior appearance and just about perfect with its plan that adapts the split-level to the four bedroom family. A colonnade porch, stone facing and brick trim highlight the living room side and wood shingles above the garage offers lovely contrast. The picture window is sheltered by the porch, but still offers a wonderful view to the front and a fireplace is indicated in the living room should you want to add it. A center hall makes a lot of sense, protecting the living areas and making it easy for mother to get from her convenient kitchen, at the back, to the front door or down to the laundry area, den or garage. Easy half flights of stairs are heart-savers, whether it's to the lower level or up to the bedrooms over the garage. As you note, there are four spacious chambers, with two exposures for the master

bedroom, two large closets and a most economical lavatory, back to back with the main bathroom that opens from the hall. The two bedrooms at the back share a wall of closets, and there's convenient linen storage as well. While an archway leads from the living room to the dining ell, sliding doors set off the kitchen, both for serving ease and trim modern convenience at the dining room side, as well as at the entry to the front hall. The den on the lower level is a cozy area, and a full scale picture window brightens and dramatizes it, day or night. The door is most convenient out to the back garden or terrace, but comfort and convenience are starred throughout every level of this grand home. For a family that needs four bedrooms and wants a multi-level home as well, this budget beauty has all the answers.



Overall Dimensions: 45' x 35'4".  
Square Feet: 1,250.

Architect: Lester Cohen.



LOWER LEVELS, Reduced Scale



# Contemporary Elegance

PLAN NO. 8122-E

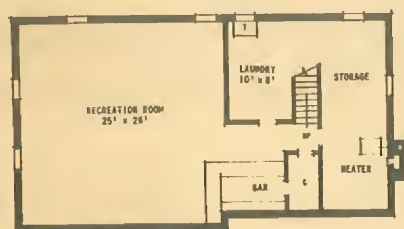
In this contemporary house the architect has contrived to give you elegance and spaciousness in a practical floor plan. He has used handsome cut stone and wood shakes to give the exterior the look of natural elegance, with shuttered windows and window boxes adding a note of color. The front door opens into a vestibule where there is a closet for coats. To the right of this vestibule is the spacious living room; with the bow window at the front and the fireplace at the side and plenty of room for arranging furniture in comfortable groupings it makes an ideal room for formal entertaining. And for formal dinners there is a big dining room with two large windows at the rear. Between the dining room and kitchen you will find a rear entry, opposite the basement stairs for maximum convenience. This kitchen is a good one to work in because it has plenty of counter space and cupboard space, it has a nice arrangement of appliances and

it also has a dinette corner. Located convenient to the activity areas of the house as well as to the bedrooms is the family bath, with adjacent linen closet. There are four bedrooms in all; two at the rear have ample window and closet space, and as much quiet and privacy as you could desire. Bedroom 1 is the master bedroom and it has been designed with the luxury of three windows, a walk-in closet and a private bath with enclosed tub. The fourth bedroom is located so that it is suitable for use as a den, if you wish to have one. The extra long closet makes a fine place for storing hobby or sewing equipment. In the basement there is a heater and storage area, there is a laundry room and a big closet which opens into the bar area of the recreation room. The size of the recreation room makes it useful for all manner of family activities and informal entertaining.

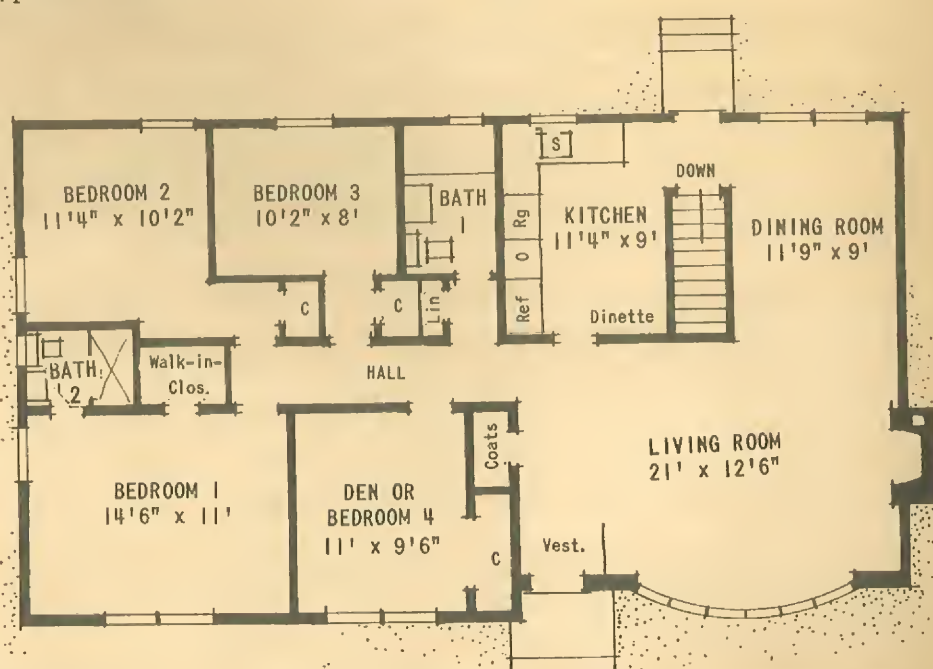
Overall Dimensions: 49' x 27'.

Square Feet: 1,210.

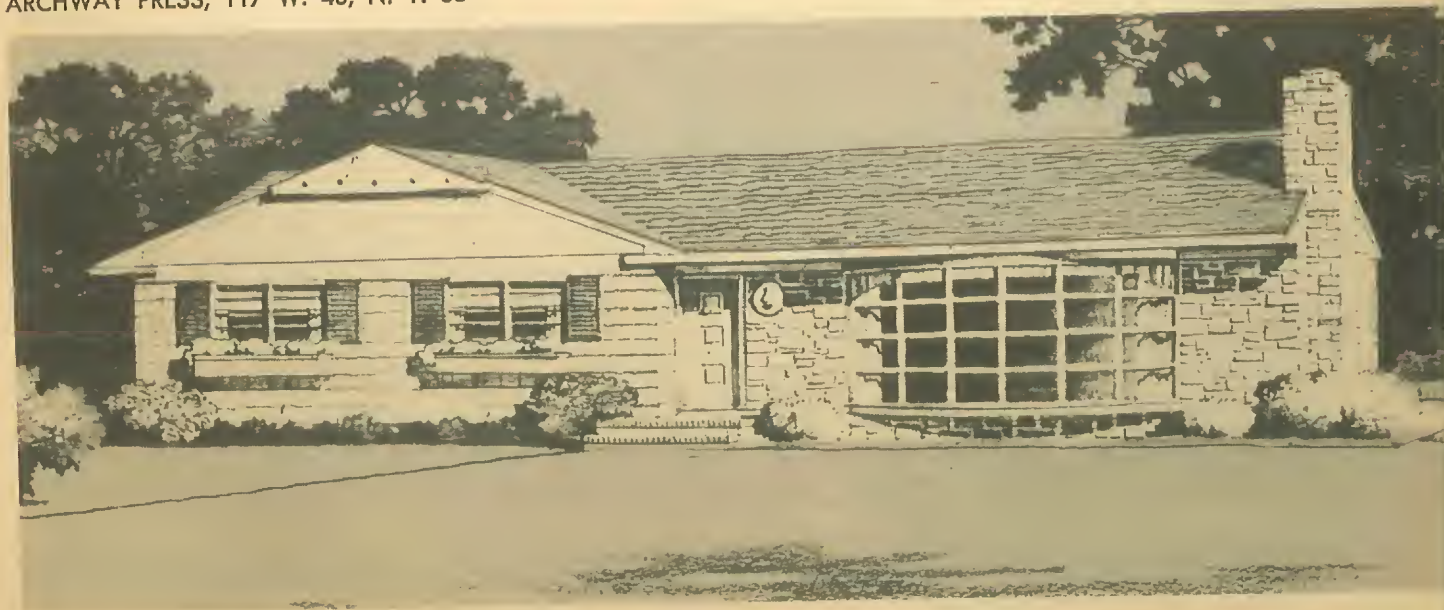
Architect: Lester Cohen.



BASEMENT PLAN, Reduced Scale



ARCHWAY PRESS, 117 W. 48, N. Y. 36





## Luxury Loving Multi-Level

PLAN NO. 1627-E

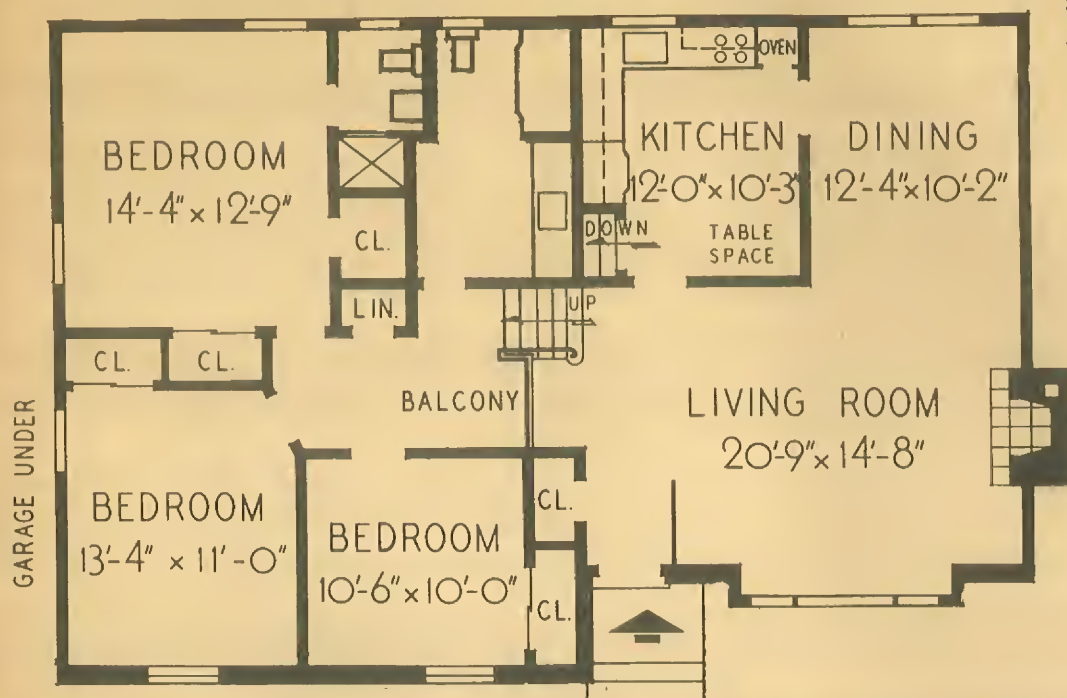
Smart as can be and handsomely styled in brick and siding, this split level home also offers a practical, comfortable luxury plan. One of the features that pleases the majority of home builders is the wide bedroom balcony, just a short flight of steps up from the entry and living room. This open, wrought-iron railed area offers complete privacy to the bedrooms, and also serves to give a feeling of extra spaciousness to the living room. The graceful stairway lends a decorator note, too. Another unusual point is the planning of master stall-shower lavatory, extra large family bathroom and (on the lower level) the kitchen for greatest economy in plumbing

installation. All the rooms are large and the handsome L of the living and dining areas can blend into one grand entertaining zone, or be separated at dinner time. The classic bay in the living room and deep stone fireplace are focal points of charm and comfort. A comfortably large kitchen includes a wall oven and counter top range, and leaves a pleasant corner for built-in dinette. Down the half flight of stairs just inside the kitchen you can reach the recreation room where wide windows and an entry to the back yard patio are found. There is an extra lavatory here. The two car garage opens to the side, making the house perfect for a wide or corner property.

Overall Dimensions: 46' x 31'6".

Square Feet: 1,290.

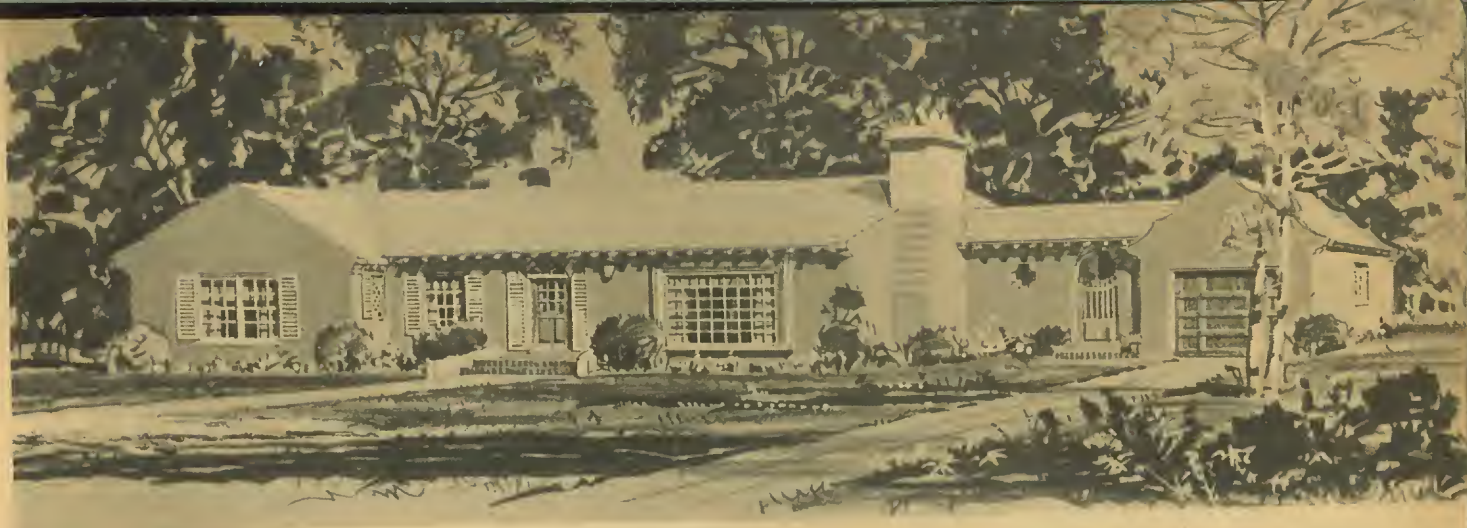
Architect: Alwin Cassens, Jr.



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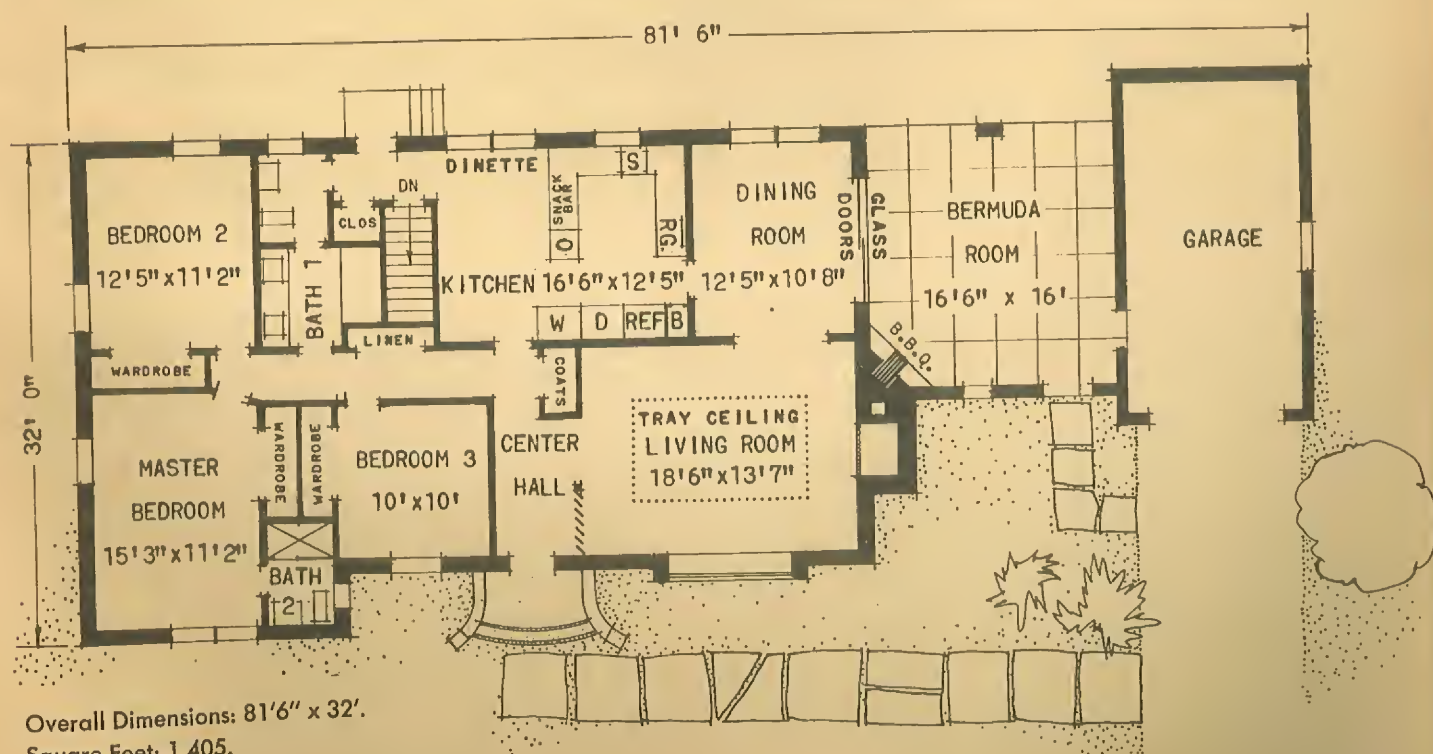
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## Ranch House Bermuda Beauty

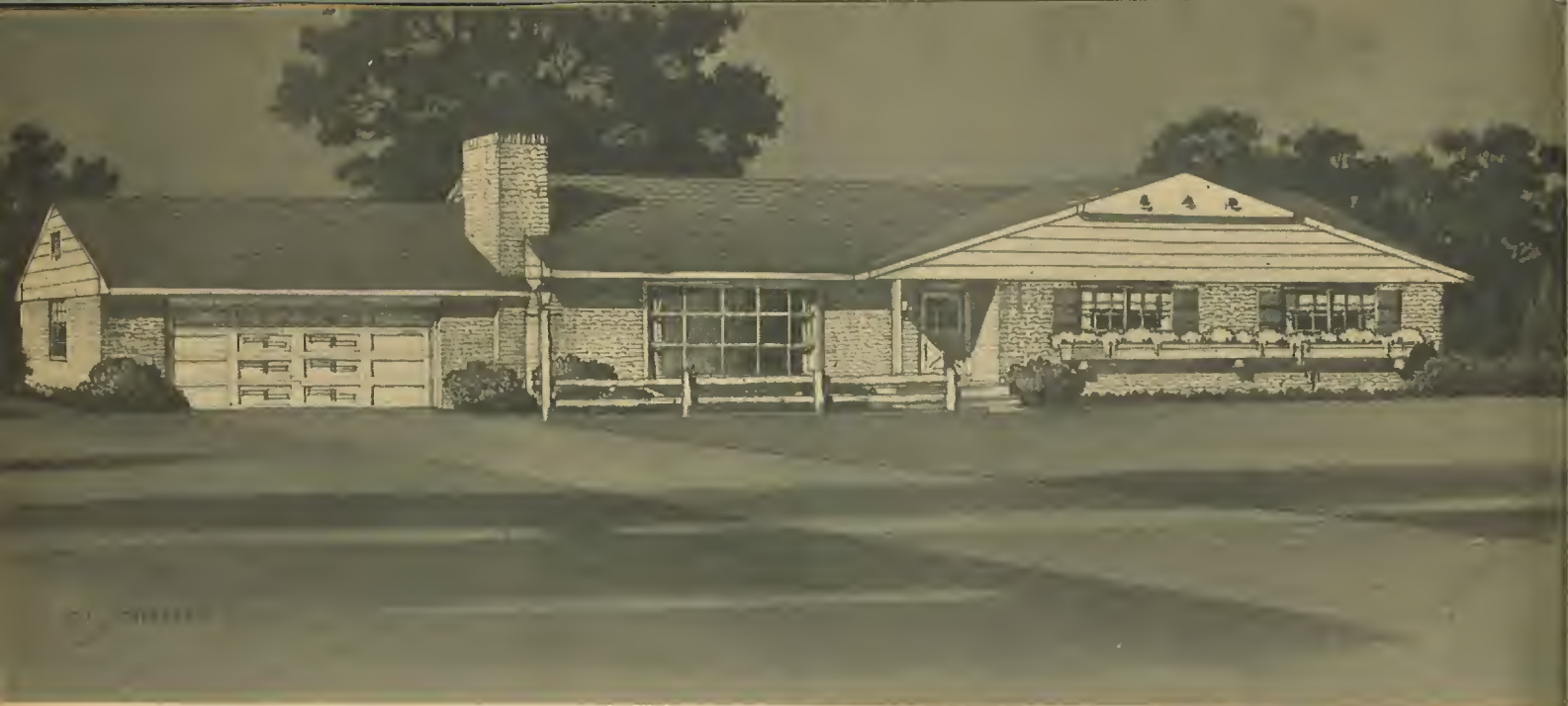
PLAN NO. 9833-E

Any visitor to Bermuda has been struck by the lovely houses that are common there and the interesting styling has been adapted in this ranch home to please American families from coast to coast. The master bedroom has a huge wardrobe closet and a stall shower bathroom. The second bedroom is at the back; here there is another of these fine closets, cross ventilation and the sort of accommodation that a teen-ager will welcome for a study-bedroom. The family bathroom has split-feature planning. One of the most economical and practical features is the door from the service vestibule so that youngsters coming in from play can wash up without going through the kitchen. To the right of the entrance hall there is the stunning living room, enhanced by the deep box bay at the front and handsome fireplace at the side, and starring

the exciting "tray" ceiling that adds height and proportion to the room. Through the arch at the back, a family dining room adds to the space provided by the living room for entertaining. Double windows at the back look out to the rear garden area while sliding glass doors open out to the patio Bermuda room at the side for out of door dining in distinctive comfort. The Bermuda room is a counterpart of the Florida room so popular all through the south and a welcome adjunct to outdoor living in all climates. A pierced stucco wall shelters this area, entered by a delightful arched gate. If the basement is eliminated (alternate blueprints show how) the basement stair will take care of heater area and the laundry zone becomes even more valuable. A playroom with bar is planned in the basement to supplement the Bermuda room.







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## Built-In Ranch Economy, Cover

PLAN NO. 8123-E

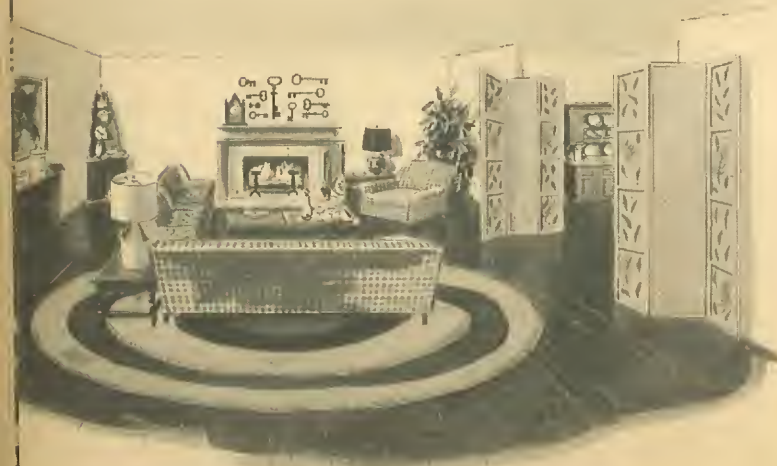
This is a home everybody loves. It's got more than its share of economies but the plan is so well designed that there's a feeling of well-being and gracious living built-in as well. It's all brick, adding a distinction to the exterior that complements the low lines and trim planning and adds a feeling of solid security. The attached two-car garage supplies extra size to the exterior, and the overall picture is one of unusually fine proportion that will be welcome in any neighborhood. Economical but attractive outside assets are the fence at the front walk and the long line of the flower boxes under the windows. As you enter the house you feel the air of hospitality and good living that is part of the plan. There's a center hall, to keep the living areas free of unnecessary traffic and to make for easier maintenance. The living and dining rooms are planned as a unit for entertaining, but they are two separate rooms. The living room is at the front, with its gracious bow window overlooking the

fenced garden area and the fine fireplace at one side inviting cozy furniture arrangements. Through a wide arch at the back, the dining room can be seen, ready for formal dinners and opening out to the flagstone porch for fine weather meals. Formal or informal service is readily available from the kitchen, designed to make housekeeping easy. The work areas are laid out in the easy L-shape that leaves so much space for the dinette under the bright back windows. There is a back entry for deliveries and service functions, with kitchen and basement stairs both opening from the trim vestibule here. To the right of the center hall is the bedroom wing, with three big bedrooms sharing the area. The two rooms at the front divide a closet wall and have the convenient bathroom and vanity alcove to themselves. The master bedroom has its own stall-shower bathroom, plus a huge walk-in closet. For best utilization of space, which means best value, this ranch home can't be equalled.

Overall Dimensions: 63'6" x 29', including garage.

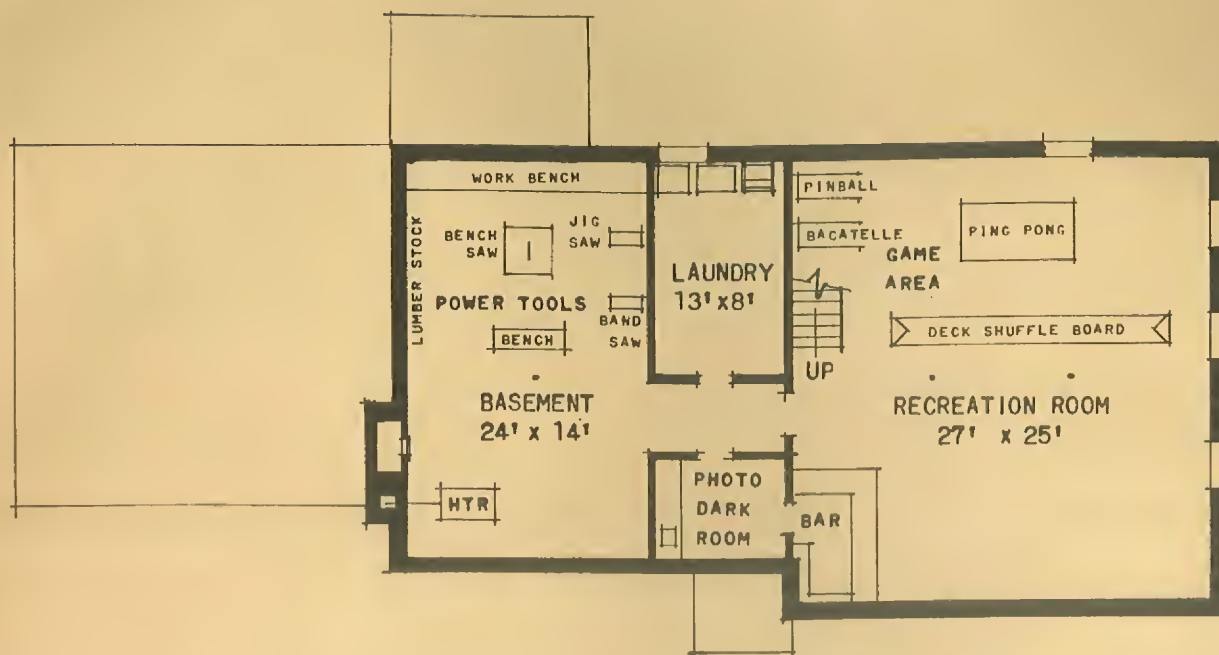
Square Feet: 1,315.

Architect: Lester Cohen.

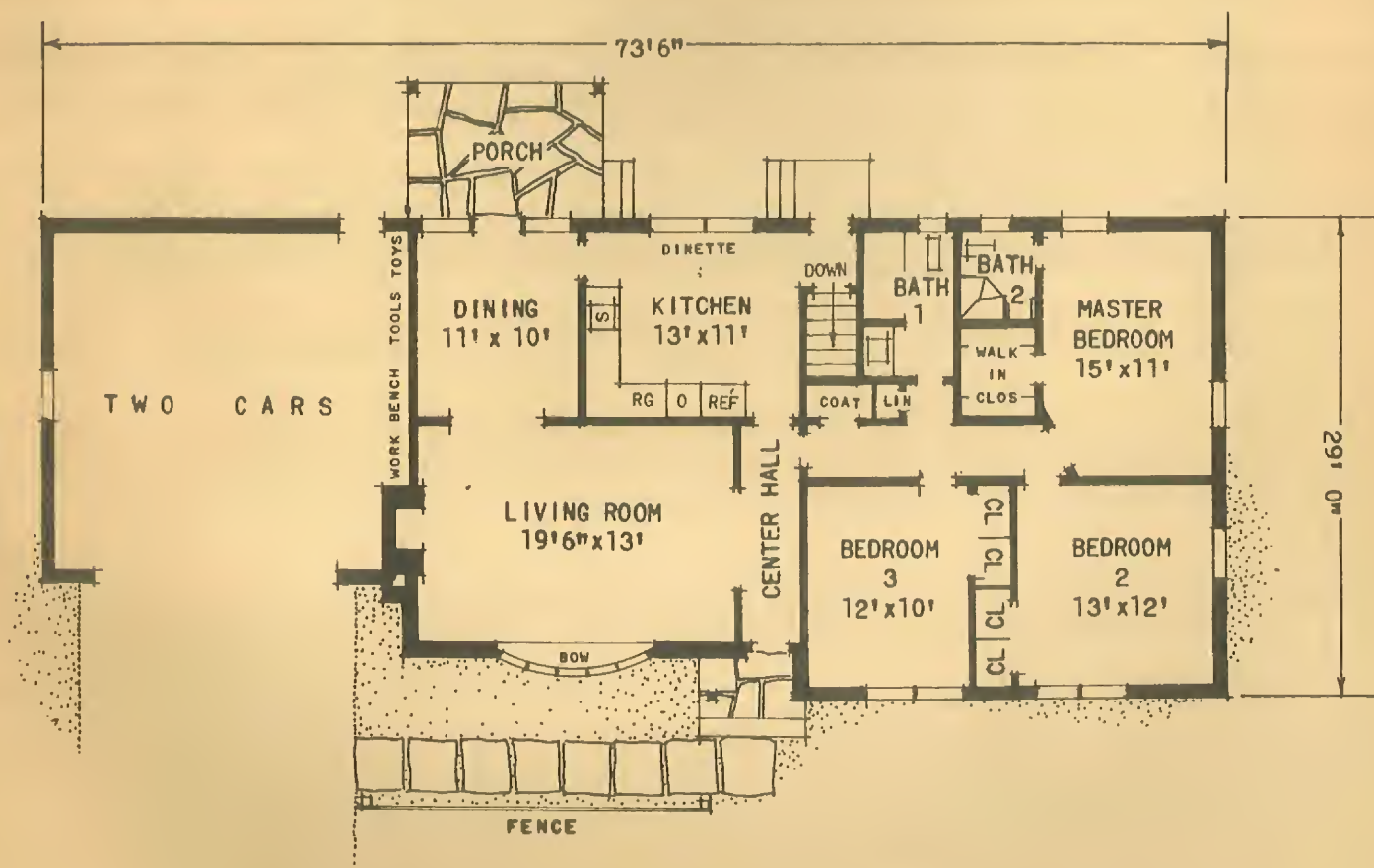


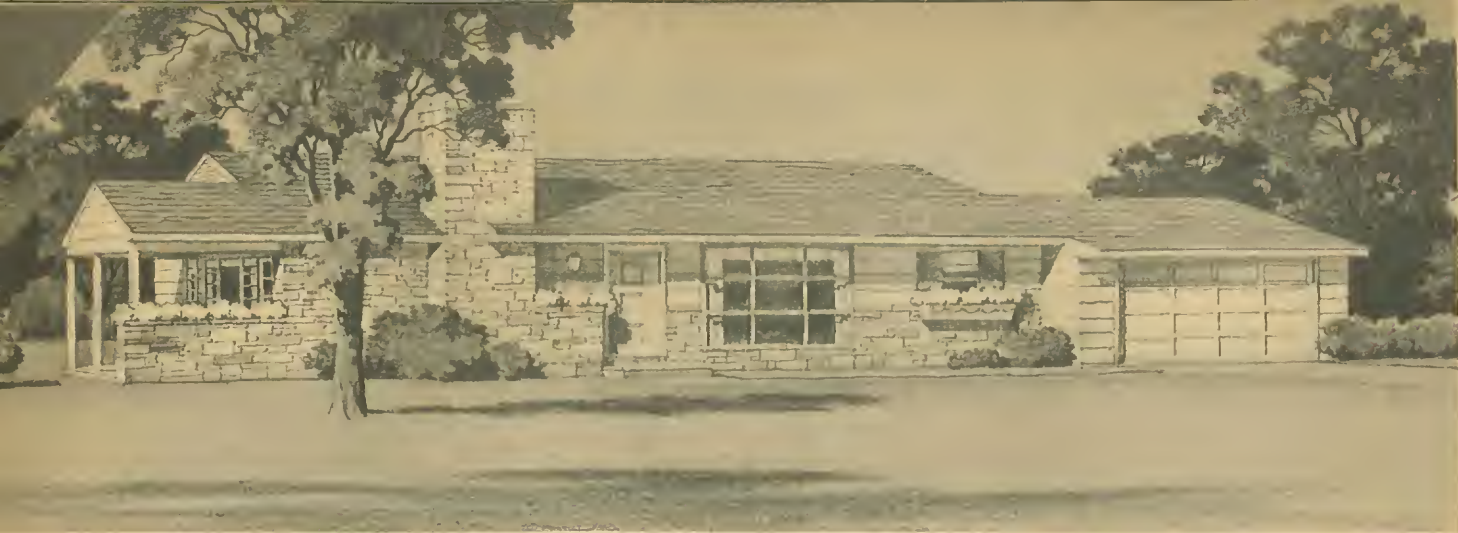
The living room, with its handsome fireplace showing at the far end, and the dining room glimpsed through the arch beyond are fine formal rooms in this home.





BASEMENT PLAN





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## Town And Country Treasure

PLAN NO. 9793-E

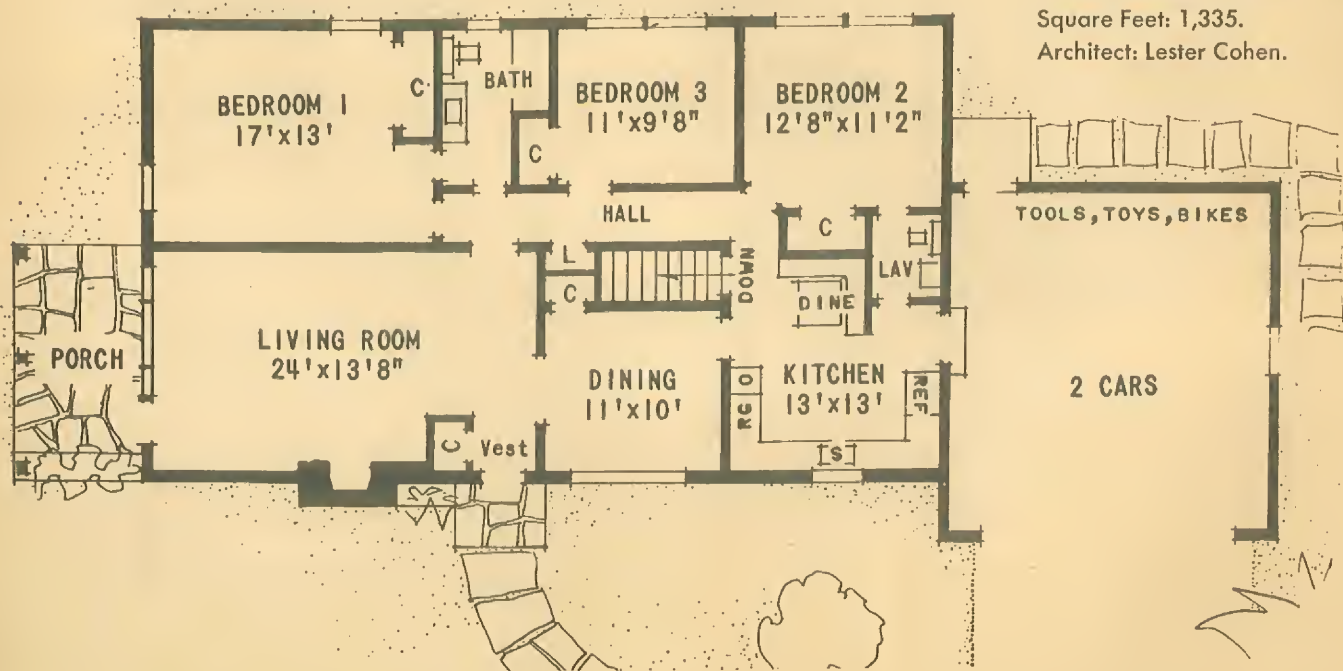
Smartly styled in shingle and stone, this lovely ranch house combines individuality with common sense comfort. Planning the three spacious bedrooms at the back insures their privacy and there are full scale closets in each. Bathroom planning is such that there is a double feature value to the lavatory as well as the family bathroom. A door from the master bedroom opens to the main bathroom along with another door from the bedroom hall, and from bedroom 2 you can reach the lavatory which can also be reached from the service vestibule and kitchen. This arrangement gives the house the features of two and a half bathrooms, with the expenses of only one and a half. There is a full cellar, and the attached garage offers additional storage area for tools, toys and children's gear that is most welcome. At the front of the house, the living room stars in the entertaining scheme. It is shielded

from the front door by the coat closet and has a truly distinctive fireplace wall at the front. Huge picture windows are at the side with a door that opens out to the side porch, extending the entertaining space to outdoors in fine weather. The wall space is excellent for furniture placement and the proportions are perfect for spacious comfort. To the other side of the vestibule is the dining room with its dramatic picture window visible from the street and glorifying the room itself. A built-in china closet is a convenience and an asset to delightful decorating. The kitchen is a pleasant room, sunny and airy, with a well planned work area to save steps and a cozy corner for a built-in dinette. The stairs to the basement are easily accessible, bedrooms are within a few steps and service vestibule and lavatory are planned for convenience. Distinctive design—practical design—both are here.

Overall Dimensions: 49'6" x 28'4".

Square Feet: 1,335.

Architect: Lester Cohen.







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## Simply Wonderful

PLAN NO. 6738-E

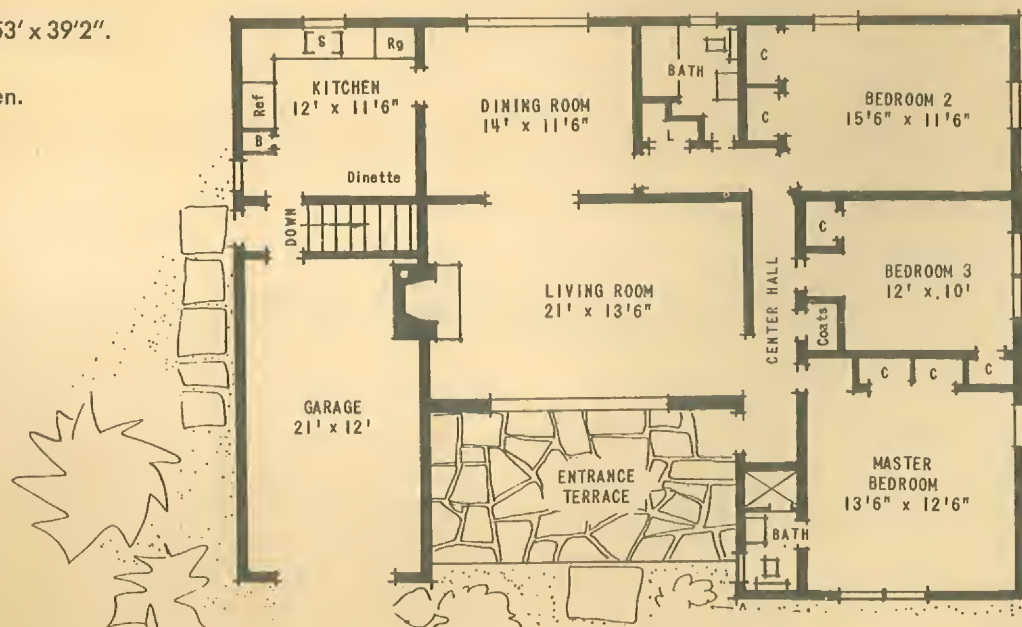
Simply wonderful and wonderfully simple—this compact house plan offers the very best in living for any family. The flagstone entrance terrace makes a lovely spot to welcome guests; pretty shrubs and flowers planted at the edge will not only make the terrace lovelier, but will be enjoyed from the picture window as well. A center hall leads to the living room and bedrooms, and contains a coat closet for outdoor wraps. The large living room is graced by the picture window and a big fireplace. The dining room, which has its own large window is connected to the living room by an archway. The kitchen has been designed with an L-shaped work space, plenty of counter room, a broom closet, and a cozy corner for a dinette space. A door leads from the kitchen to a small hall where there are stairs down to the basement, a door to the outside, and another door to the garage.

This arrangement of doors makes it easy to bring groceries into the house, and gives a perfect spot for children to remove their outdoor clothing before entering the house, by using hooks in the small hall. The family bath is easily reached from the sleeping area or the activity area of the house and next to it there is a large linen closet which may be used for dining room linens as well as bedroom and bath linens. Bedroom No. 2 has cross-ventilation and two big closets, bedroom No. 3 has two roomy closets and a double window to admit plenty of light and air. The master bedroom is everything a master bedroom should be—spacious, ample closet room, a two-exposure window arrangement and a compact bath complete with stall shower, and it is situated to afford maximum privacy for the occupant. This house would look simply wonderful in any setting.

Overall Dimensions: 53' x 39'2".

Square Feet: 1,350.

Architect: Lester Cohen.





Architect: Lester Cohen.





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## A Miracle Of Planning

PLAN NO. 1704-E

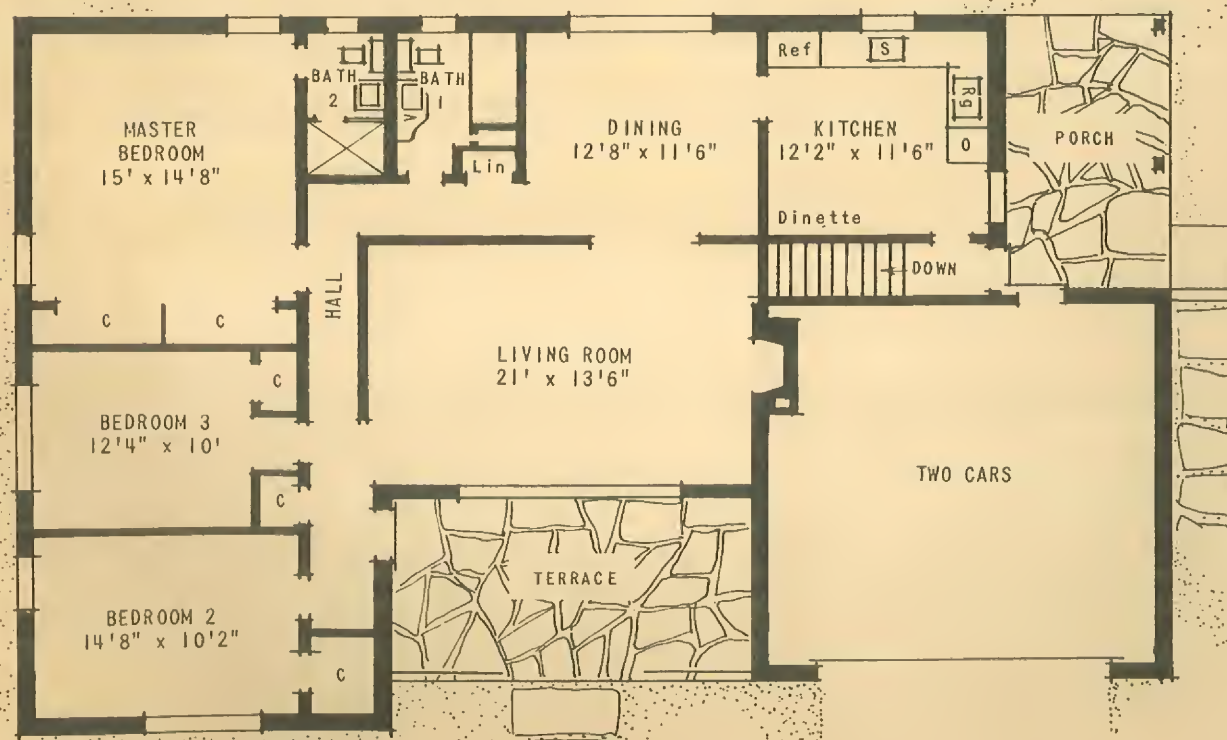
This house would be a winner everywhere but a special design makes it the best answer to the problem of a low lot where excavation must be kept to a minimum. The basement floor is only 3' below grade. Even though there may be a high water table in the area, you can have a huge playroom area with picture windows to a play terrace. On a normal lot the exterior has a wonderful look, in a stunning U-shape around a welcoming patio. Where the land is low, a smart effect can be obtained by terracing up to the front, for a delightful vista from the living room picture window. The entrance to the house from the patio is into a center hall that directs traffic efficiently. The formal living room is wide and welcoming, with a fireplace at one side. Behind it, the dining room is a

lovely room and most convenient to the well-planned kitchen. The three bedrooms enjoy privacy, good ventilation and super closets. For economy, the full bathroom is back-to-back with the kitchen, and on the same line, a private stall shower is a convenience for the master bedroom. In areas where a septic tank is necessary, this is a practical solution and economical too, since sewage disposal is concentrated in one area. In addition, no unsightly piping will be exposed in the basement which gives heater and laundry enclosed areas to keep the main basement zone free for the largest playroom ever.

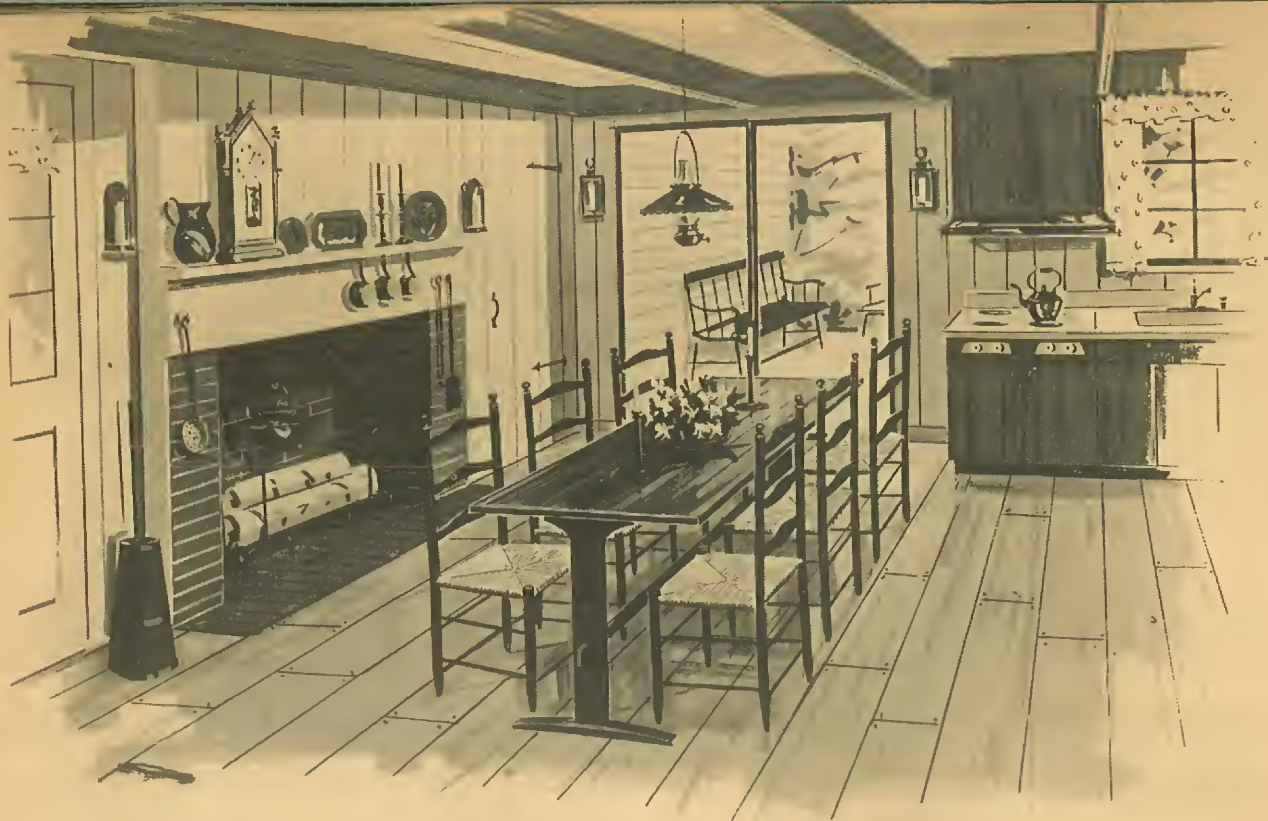
Overall Dimensions: 63'8" x 37'10".

Square Feet: 1,395.

Architect: Lester Cohen.







## Questions Frequently Asked—and the Answers

### **Do all blueprints fit F H A requirements?**

Yes. All plans are designed to meet FHA standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor. FHA standard plans make it possible for you to obtain FHA-insured financing because the plans have met the exacting standards of the government's top housing experts.

### **Do you furnish outline specifications?**

We do. With all plans we furnish—at no extra cost to you—specification sheets filled in by the architect showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and

your builders; or your guide, if you build yourself. The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

### **How can I figure a rough estimate of the cost to build the home of my choice?**

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or perhaps your local bank or building and loan association. In general, costs are reckoned on a square foot basis; and in most areas these costs will range from \$10 to \$15 a square foot of living space; assuming that the work is contracted out. Costs also will vary with the extras you add to the plans, and



the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

**I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?**

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

**What are the advantages of an architect-designed house?**

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

**I like one of your houses, but it would fit better on my lot if it were reversed—the garage on the left instead of the right, etc. Can I get reversed plans?**

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and

directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

**Can you make changes in blueprints for me?**

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

**Can I build my house of brick or concrete block, although the description calls for frame construction?**

If the house plan (or example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.

**How can I obtain cost estimates for the plan which I like best?**

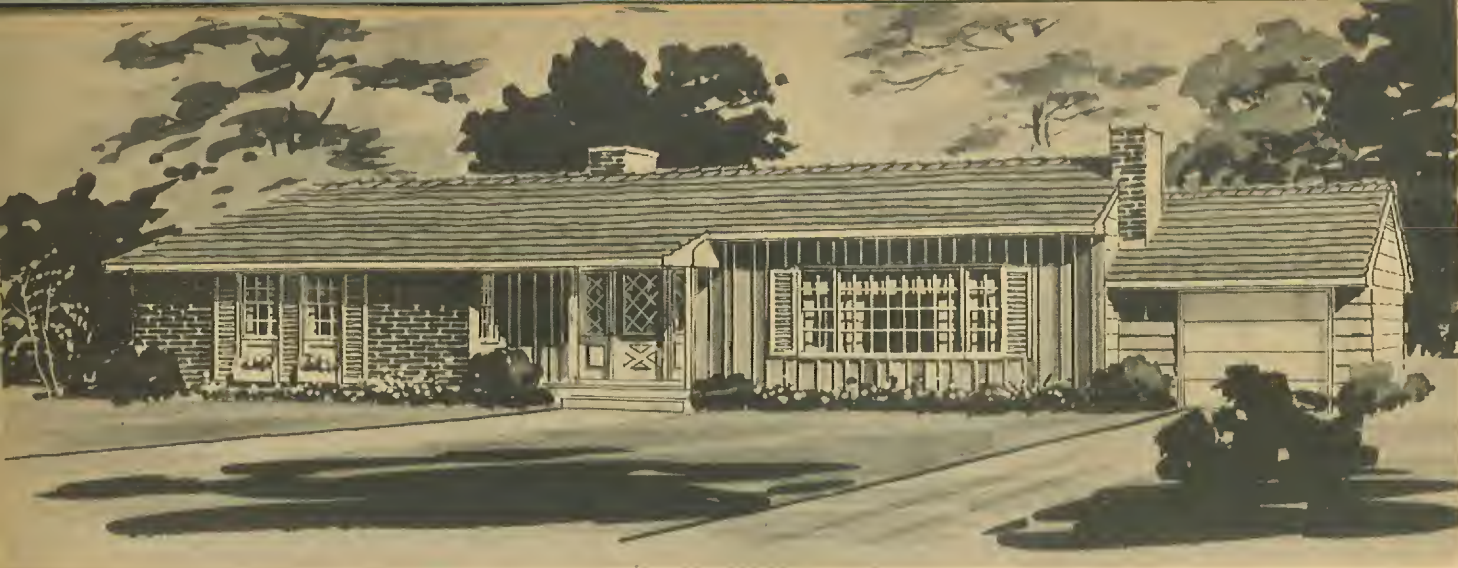
Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select, in your own building area.

**I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?**

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.





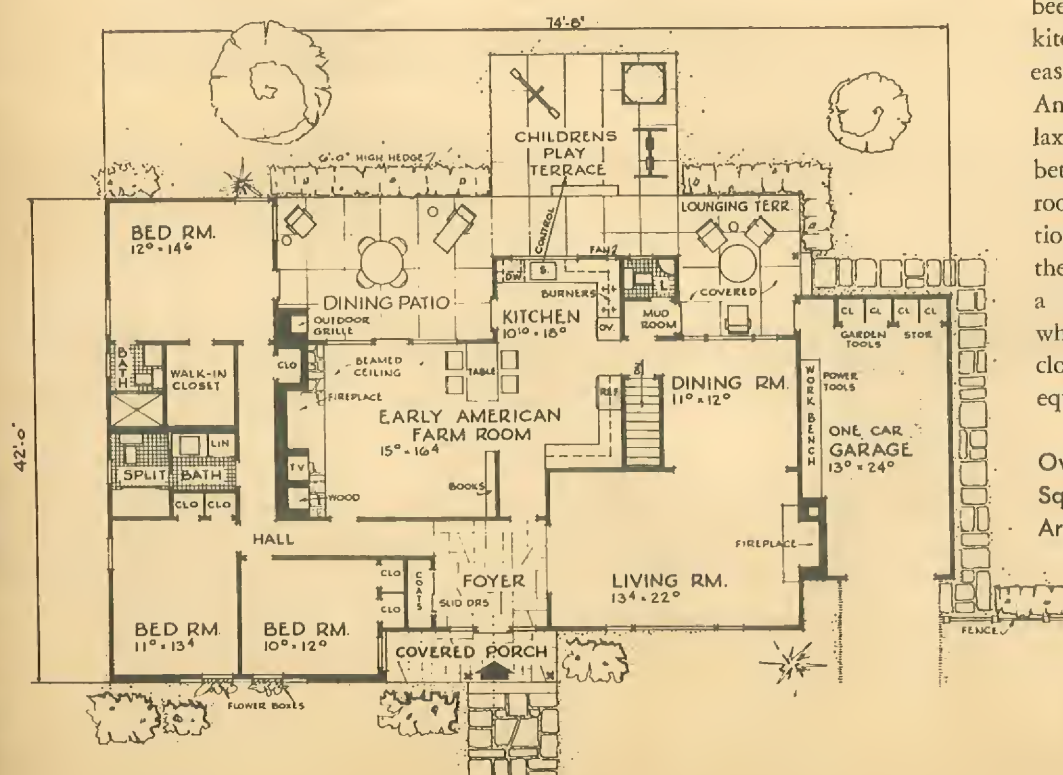
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## Early American Charm Recaptured

PLAN NO. 9842-E

You can tell that this house is something special from the very first glimpse of the outside, with its combination of brick and siding, early American windows and covered porch. But although the atmosphere is early American throughout, the rooms are completely modern and designed for easy living. The flagstone of the porch is carried into the foyer where there is a large coat closet. To the left of the foyer is the bedroom wing; here the three bedrooms all have cross-ventilation and ample closet space. The master bedroom has a walk-in closet, a bath with a stall shower, and another closet nearby in the hall. In the family bath there is a full tub and a door which separates it from the vanity sink and linen closet, so that the bath can easily be used as a powder room. To

the right of the foyer is the living room. With its large front windows, fireplace, and adjoining dining room it provides the perfect spot for formal entertaining. Surely the most unusual room of this house is the early American farm room, which has a beamed ceiling and one entire wall of brick where there is a fireplace, a built-in T.V. and a wood box. To make a division between this room and the kitchen, there is a bookshelf on one side, and a dining table space on the other. The kitchen is large enough to hold all of the modern appliances plus plenty of work and storage space, and from the kitchen there is a door to the dining patio, which has a grill for outdoor cooking. This patio can also be reached from the farm room and the master bedroom, and it adjoins the children's play terrace which has been placed within sight of the kitchen so that the children can easily be supervised while at play. Another terrace, especially for relaxing, also serves as a passageway between the garage and the mud room. This mud room, in combination with the lavatory, helps to keep the house free of dirt. There is also a full basement, and the garage, which has a work bench and four closets for storage of tools, garden equipment, and outdoor gear.



Overall Dimensions: 74'8" x 42'.  
Square Feet: 1,860.  
Architect: Herman H. York.



## Right In Step

PLAN NO. 5732-E

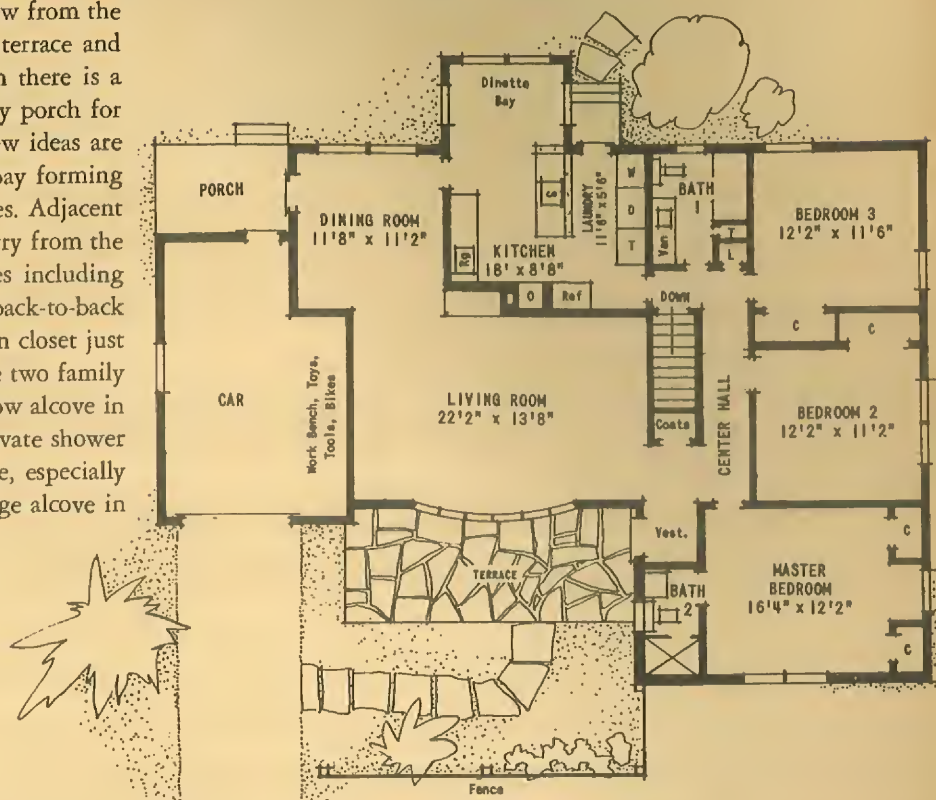
A modern home for a modern family selects a handsome fieldstone and shingle setting, bright flower boxes, deep bow window and a flagstone terrace with a garden enclosed by a split rail fence. The bright, welcoming effect makes this ranch stand out in every neighborhood. The arrangement of the rooms stresses a luxurious spaciousness that is rare in a home of this size. A center hall opens from the entry vestibule and directs traffic efficiently to kitchen, bath, and bedrooms on one side and leaves living and dining areas wonderfully private. The view from the bow window at the front takes in the stone terrace and enclosed garden while from the dining room there is a back garden view and an entrance to a breezy porch for warm weather out-of-door meals. A lot of new ideas are included in the kitchen, with the extended bay forming a well-windowed dinette with three exposures. Adjacent to the kitchen is a first floor laundry, with entry from the service yard and a complete array of utilities including washer, dryer and ironer. The bathroom is back-to-back and includes a towel closet, vanitory and linen closet just outside in the hall. A closet wall separates the two family bedrooms, and two deep closets form a window alcove in the master bedroom at the front, where a private shower lavatory is a major feature. An item to note, especially where there are youngsters, is the extra storage alcove in

the garage, supplementing cellar and closet storage. Whether your entertainment scheme features formal parties around the contemporary two-way fireplace, or relaxing terrace or porch picnics, this house welcomes guests and family and makes them feel right at home.

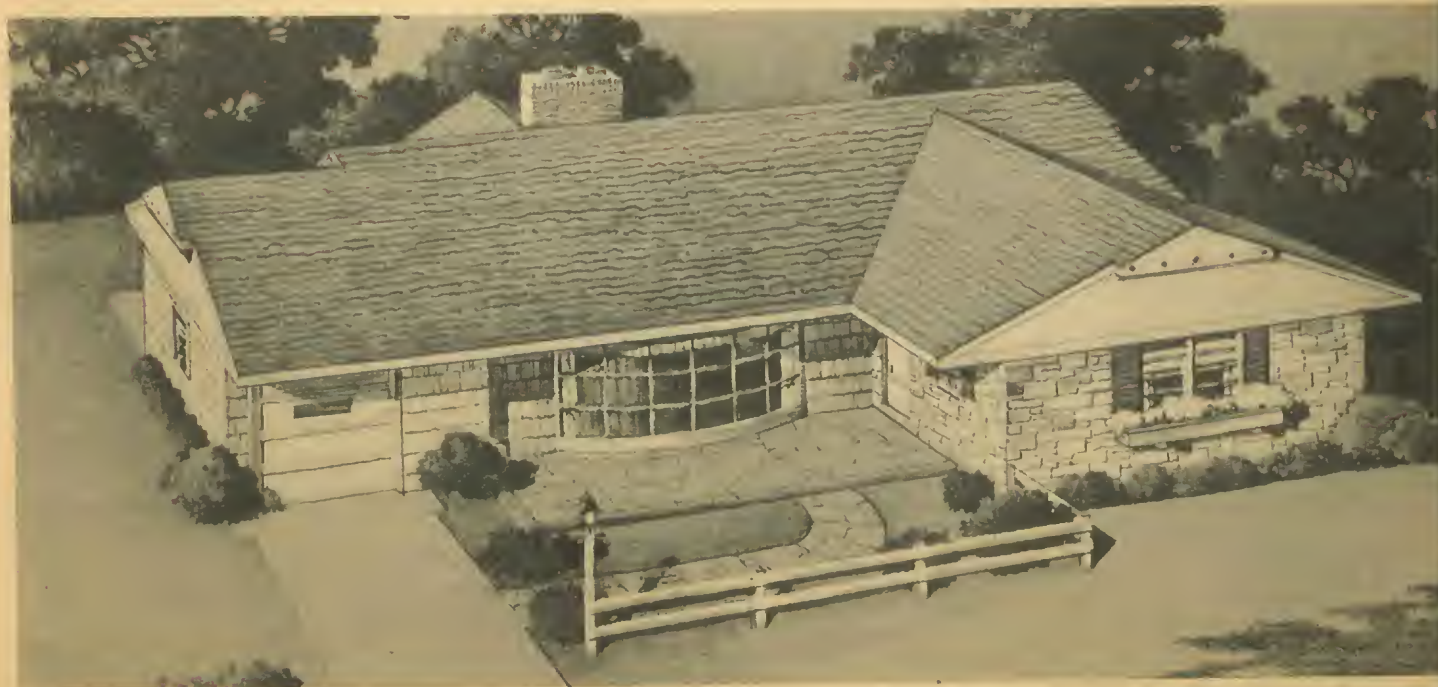
Overall Dimensions: 57' x 38'10".

Square Feet: 1,410.

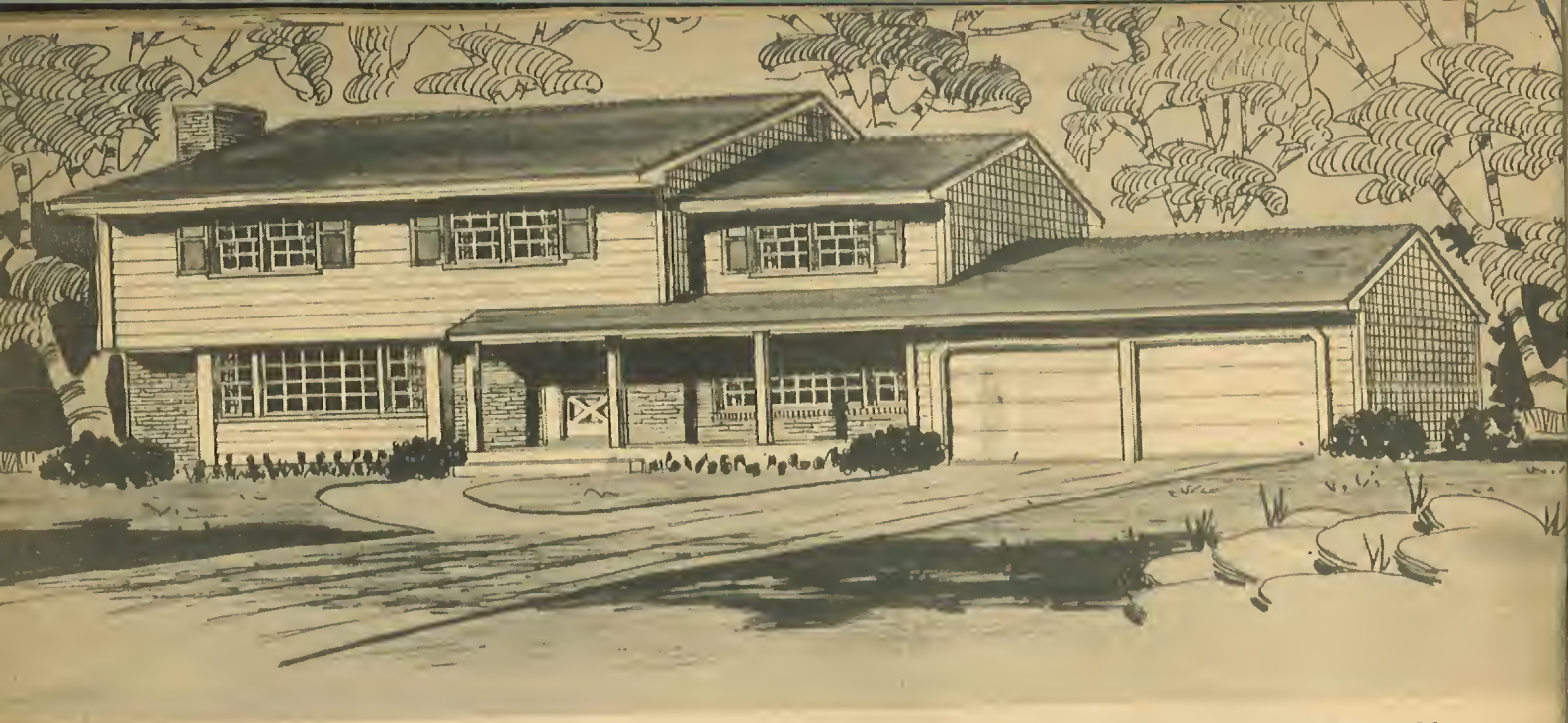
Architect: Lester Cohen.



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## Two-Story Charmer

PLAN NO. 9838-E

If you would like the economy and convenience of a two-story house, plus a design as modern as next year, then consider this charmer! The garage roofline extends part-way across the front of the house to form a spacious front porch—a good place for relaxing or welcoming guests, with the front door always protected from the weather. Just inside the front door there is a closet for wraps; nearby are the stairs to the second floor, and two steps down to the recreation room. This room may also be reached from the rear of the house, and because it has sliding glass doors opening on the terrace its usefulness is actually doubled in nice weather. In addition, this room connects the rest of the house with the two car garage which cuts down on the traffic through the front door. To the left as you enter, and separated from the foyer by a wide archway, there is a living room, with a dining room extending in an "L" to the rear of the house.

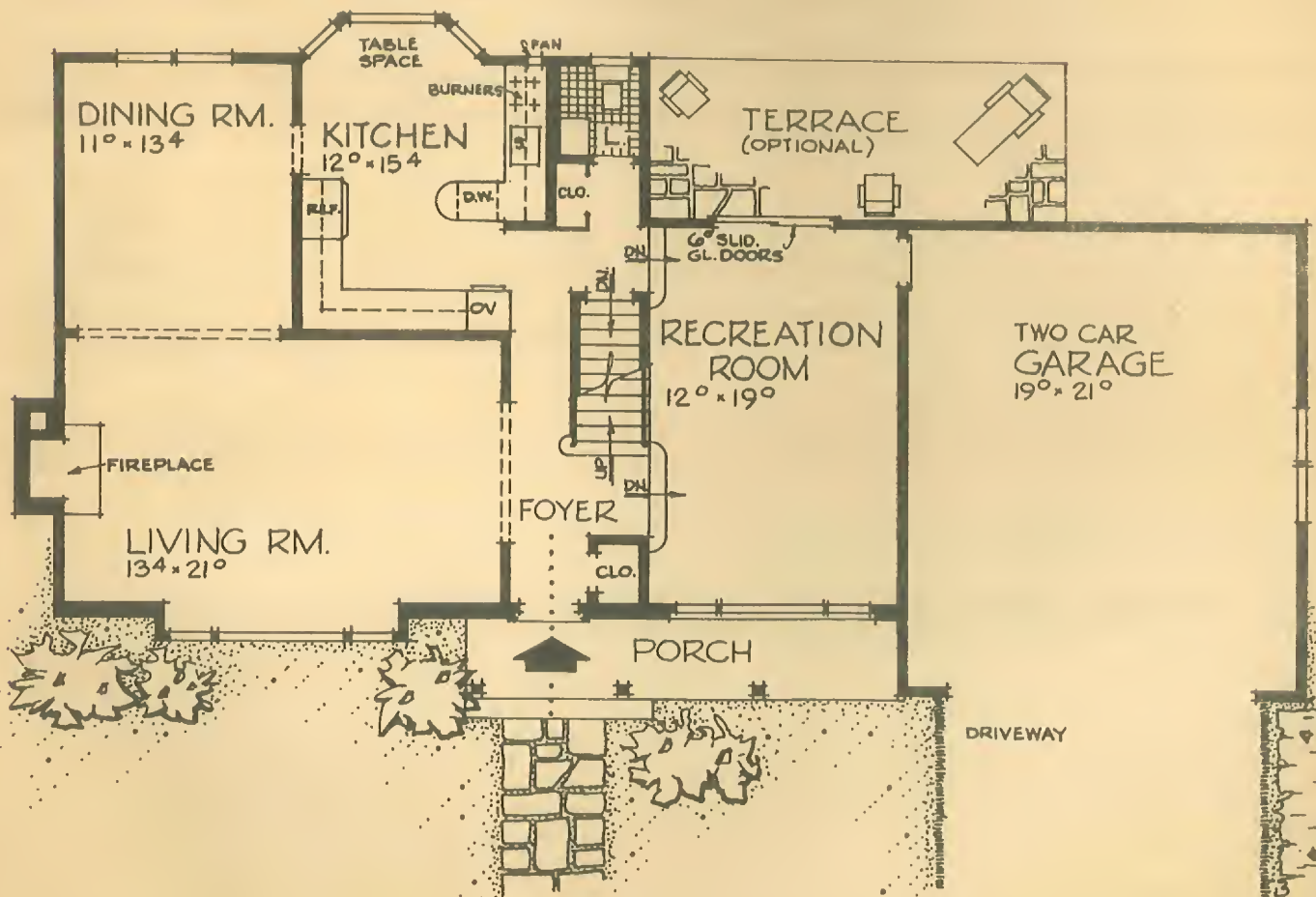
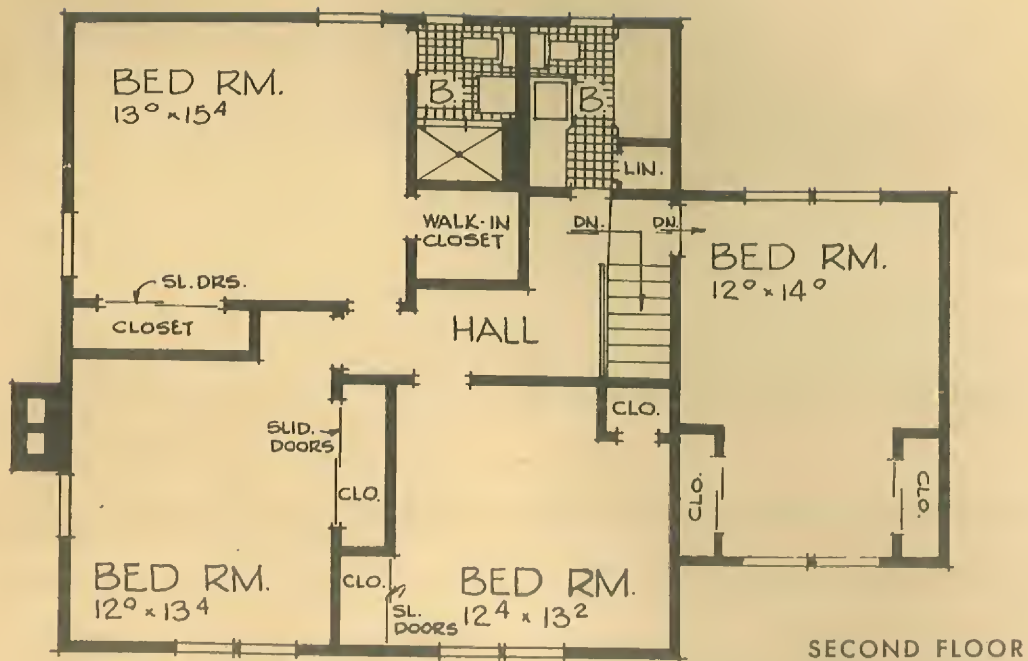
Both rooms have nice large window areas, and in the living room there is a big fireplace, centered along one wall, which makes furniture arrangement much easier. The kitchen has a door to the dining room so the serving of company meals is no problem; for informal dining there is a large table space by the bow window. All of the kitchen appliances have been placed to give the homemaker the best possible working arrangement; notice the dishwasher under the serving bar, and the exhaust fan above the counter top range. The first floor also includes a lavatory, and a storage closet in the hall. On the second floor there are four bedrooms: the two at the front have plenty of window and closet space, and the third bedroom is a step down from the stair landing, with two large closets, and two windows. In the master bedroom there is a walk-in closet as well as a conventional closet, cross-ventilation, and a private bath.

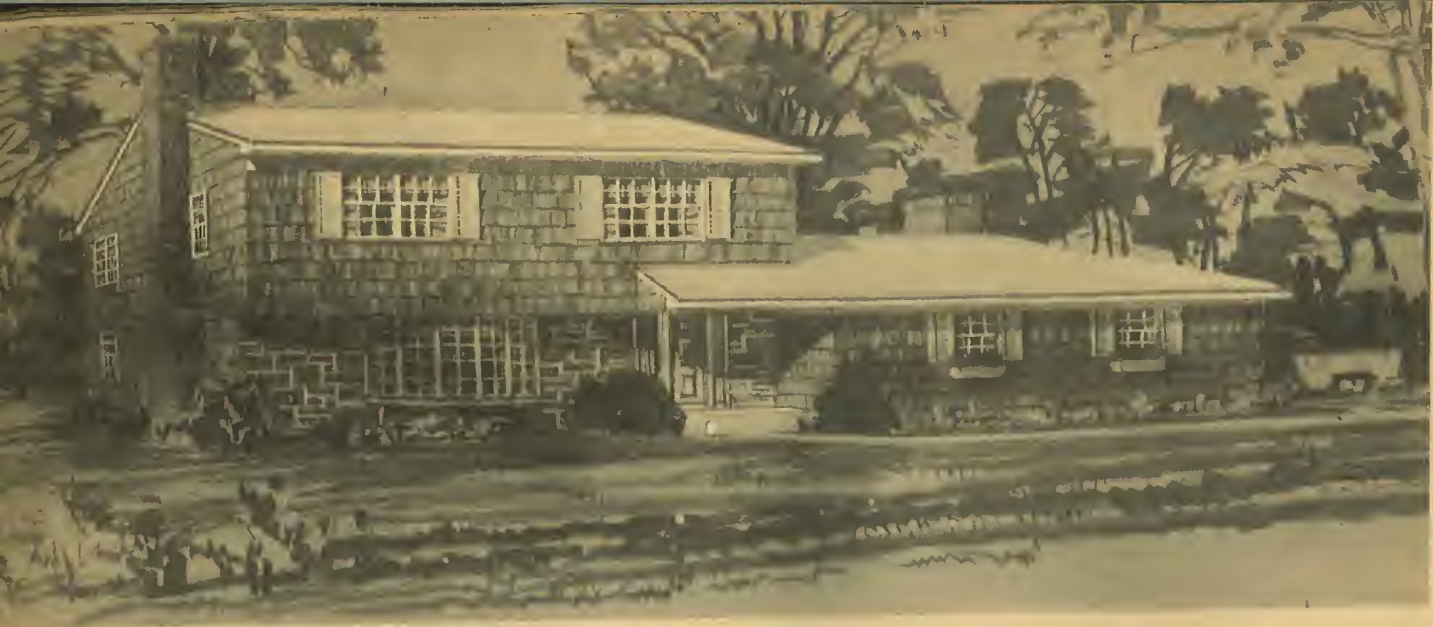
Overall Dimensions: 40'10" x 27'8", excluding garage.

Square Feet: 1,010 (first fl.); 995 (second fl.)

Architect: Herman H. York.







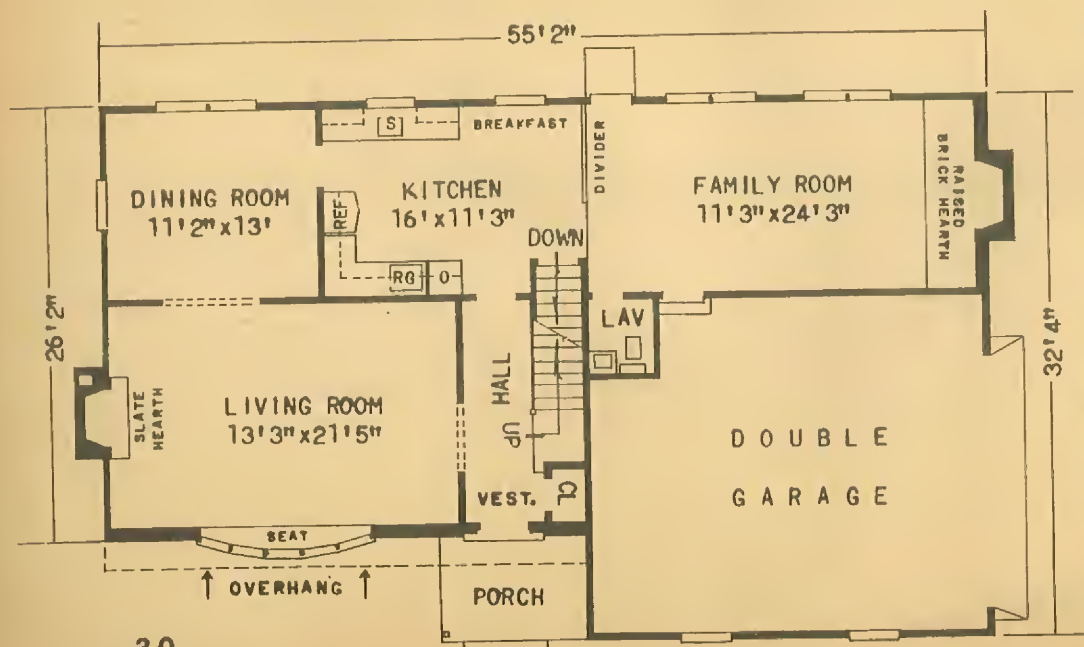
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## Early American Two-Story Home, Cover

PLAN NO. 8125-E

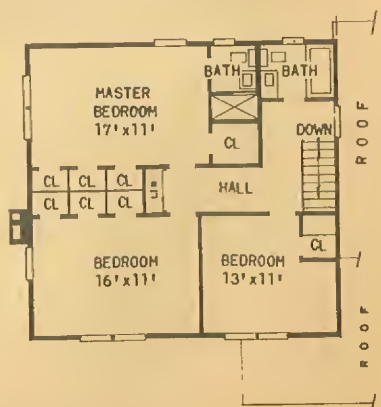
There's tradition and modern design beautifully combined in this stunning two story home in the best of suburban styling. The exterior uses shingles and stone veneer with handsome wood shutters for accent and the lines are wonderfully reminiscent of our early Colonial days. The value of a two story home is immediately apparent, with lots of space on both floors for family comfort. A covered porch shelters the front door, and a vestibule just inside leads into the hall, or to the bedrooms via the traditional stairway, or right into the living room or kitchen. There are two fine fireplaces in this house, one in the formal living room at the front, where it adds a hospitable accent to this well-proportioned room and complements the front bow window; the other is shown in the family room behind the garage, this one with a raised brick hearth to offer cozy cheer for

play and informal get-togethers. The kitchen is separated from the family room by a divider, and the family room is one step down. The breakfast corner is placed in this area and the work areas are set off at the other side of the spacious room. Formal dining in the big dining room to the left of the kitchen makes best use of this fine room, with two exposures. A wide arch opens from the dining room to the living room at the front. For particular convenience, note the lavatory tucked off the family room and the entrance from garage to family room, so near the kitchen. On the second floor, the bedrooms enjoy a wealth of closets, with a closet wall divided between the master bedroom and bedroom 2, plus a linen closet in the hall. There's a walk-in closet for the master bedroom, too, and the private lavatory with its stall shower is back to back with the main bathroom.



Overall Dimensions: 55'2"  
x 32'4", including garage.  
Square Feet: 1,065 (1st floor);  
785 (second floor).

Architect:  
Herbert C. Struppman.





# Living for a Lifetime

PLAN NO. 1923-E

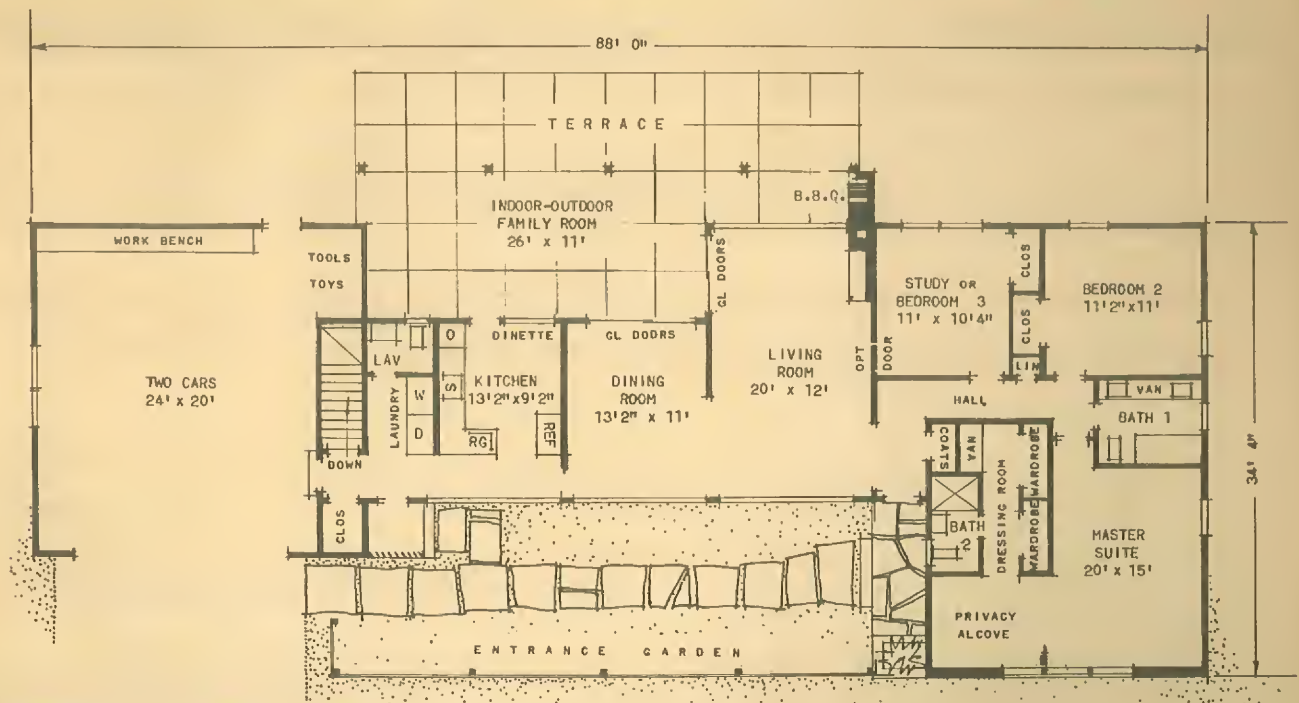
This lovely ranch house has built-in features designed to make it last through a lifetime of family living. The large living room seems even larger due to the marvelous sweep front to back, with view windows at both ends. The dining room lends extra space to living area and gains additional roominess for itself. Here there are views through also, and the added luxury of sliding glass doors out to the indoor-outdoor room at the back. When children are young, the advantage of center hall type planning is evident at once, since the bedroom wing is self-contained with access right from the front door. This is a house designed for parents, with emphasis on their use of the house after the children have grown up and gone off. The third bedroom can do duty as a study right

from the start, but when it is no longer needed as a sleeping room, it can become a full time den or guest room. All on one floor living will be welcome at any time; even though the house has a full basement, the utility laundry with its attached lavatory makes step climbing unnecessary except for a few tasks. There is a recreation room in the basement which will give the juniors a playroom all to themselves and add to the informal character of the entertaining for the parents in later years. This plan points the way to a lovely beginning for a family, years ahead of comfort and sharing, privacy for all, and a design for fitting the future of the older folks into a setting they know and love. With plenty of room for the grandchildren, too.

Overall Dimensions: 88' x 34'4".

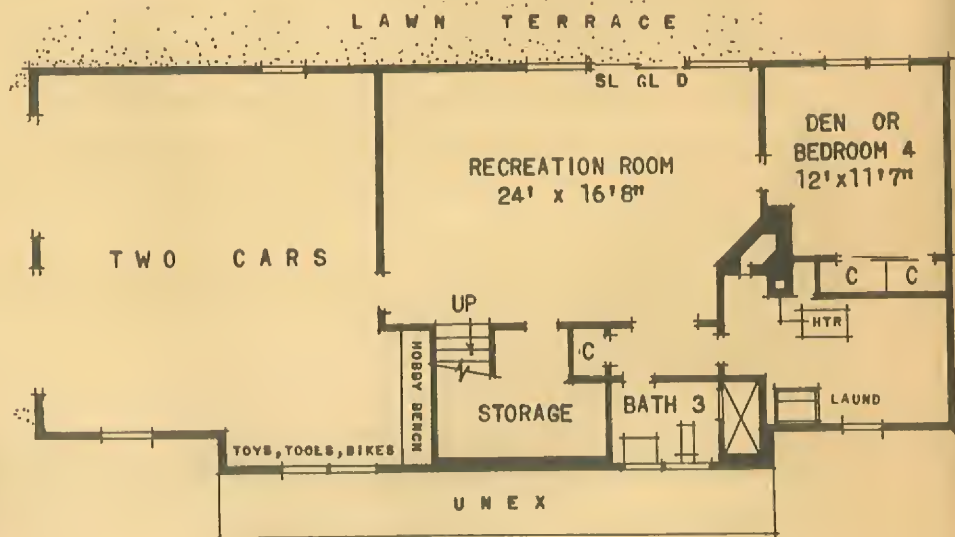
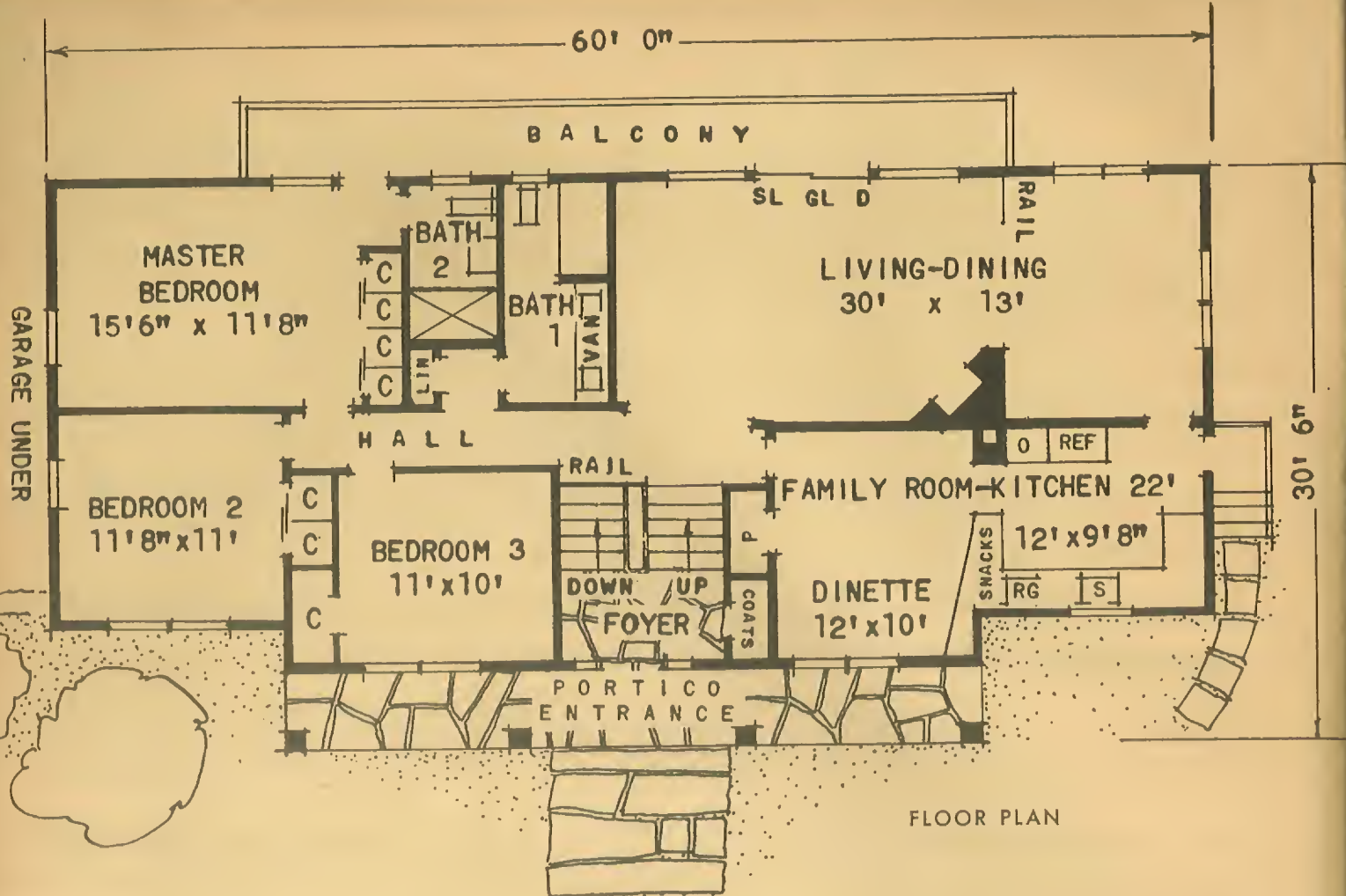
Square Feet: 1,472.

Architect: Lester Cohen.



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LOWER LEVEL—Reduced Scale

A gracious entrance hall lends formal note to this unusual home.





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## Traditional and Terrific

PLAN NO. 7090-E

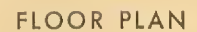
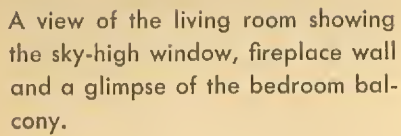
This nine room house has the step-saving floor arrangement of the ranch house, the bountiful space of the two story and the look of Southern dignity and charm that is typified by Mount Vernon. The foyer is the central core of the traffic pattern of this house. From the stunning portico porch, via a dignified doorway, you enter this middle-level foyer (with a coat closet handy at the right). From here you can go down to the daylight basement—a whole level of informal, utility and extra bedroom convenience—or you can go up to the living level of the house laid out in perfect ranch lines. Every room is on this floor, no steps to climb, but with a sensation of spaciousness that is hard to find in any but the biggest of luxury ranches. To the left of the entry steps as you come up is the bedroom wing, complete with three grand bedrooms and two well-planned bathrooms. The family bathroom, No. 1, has a little vestibule in which the linen closet is found and then there is a private entry into this good-sized room with its double vanities and tub in an alcove. Back-to-back, is the shower bathroom that serves the master bedroom. Note the extra advantage of its location just inside the door from the balcony to the master bedroom, making it useful for a guest lavatory from the balcony when required. Four

closets serve the parents and the children have the use of a wall of closets, divided between the bedrooms at the front. The living-dining zone is 30' overall, separated as modern families like to have them by a wrought iron rail and the corner fireplace, but combining their footage for a magnificent entertaining area. Two exposures enhance the dining room and a window wall with sliding glass doors gives the living room an outdoor aspect, as it opens the formal area out to the wide summer balcony. At the front of the house is the family room kitchen, 22' wide and separated into dinette and work rooms by a stunning bar for snacks. All the appliances a homemaker wants and needs are provided and the huge pantry closet opening into the family area is a plus that everyone hopes for. There is a side entry for deliveries into the kitchen, and of course ready access to the right of the foyer stairs. A fourth bedroom with two big sliding-door closets is planned on the daylight floor below, with another shower-bathroom and a bright utility-laundry room. Storage abounds in the closet, store room and garage alcove and the prize feature is the recreation room, big, bright and beautiful, with a window wall and sliding doors out to the lawn terrace. Traditional dignity, modern comfort and all-time economy blend in this home.

Overall Dimensions: 60' x 30'6".

Square Feet: 1,450. (upper level only).

Architect: Lester Cohen.







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## Glorious Colonial Split-Level

PLAN NO. 8943-E

The combination of two story exterior in fine Colonial style with the convenience of split-level design inside has been worked out to make the modern family feel right at home. Stone and vertical siding are used most effectively on the exterior and the lines of the house are right for suburban or country living. The plan utilizes two-story planning at the front so that you step into a gracious flagstone foyer, find the living room raised at the back and reach the bedrooms above the entry by an easy flight of stairs to a graceful balcony. On the "walk-in" level there is a lavatory off the foyer and a study adjacent—complete with a fireplace and two comfort-making exposures. To the left of the foyer past a foursome of closets the service and utility areas of the house are reached. This includes the double garage which has an alcove for screen and storm-window storage and a comfortable laundry (with a hobby bench) that uses a Dutch door out to the side yard. The proximity of this laundry to kitchen and garage, as well as to stairs leading to the basement, make it a most convenient area to work in. Two steps lead up from the service hall to the kitchen; this compact, bright room will make the job of keeping house anything but drudgery. The work area is sensibly planned for all necessary appliances but unnecessary steps are saved everywhere. Beyond the counter bar is the breakfast room in its own windowed corner—nice enough to double as a playroom for the children on rainy days.

On the level with the kitchen, enjoying the fullest use of the back of the house, is the dining and living expanse (entered formally from the foyer via the graceful steps flanked by a planter). Over 35' of living expanse is shown, with the dining room adjacent to the kitchen and enjoying a huge rear picture window, and the living room utilizing a wall of sliding glass doors to reach the outside living bonus on the terrace. A stunning sky-high window is at the side of the living room and a wide raised hearth glorifies the fireplace. The balcony over the living room is a distinctive item as is the open stairway that reaches it. Off the balcony, placed for the utmost in privacy, are three bedrooms. The master bedroom has a raised dressing room, two steps up, that includes enormous closets, and offers access to a private bathroom, leaving the bedroom itself unusually free of space-consuming access doors. A vestibule arrangement off the balcony gives access to the other two bedrooms and their own bathroom, and when the door from the balcony is closed, the children can have this entire area to themselves without disturbing the living room or being visible from the lower levels at all. Closets for the bedrooms are extremely good and the total throughout the house is 12, plus basement and garage storage extras. For the owner of a moderate sized property, this home has a most important extra; including two-car garage it is under 50' wide, perfect in most areas for a lot no bigger than 75'.

Overall Dimensions: 49'6" x 45'6".

Square Feet: 1,500 (perimeter area), excluding garage.

Architect: Alfred H. Ryder.





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## Your Best Investment

PLAN NO. 9026-E

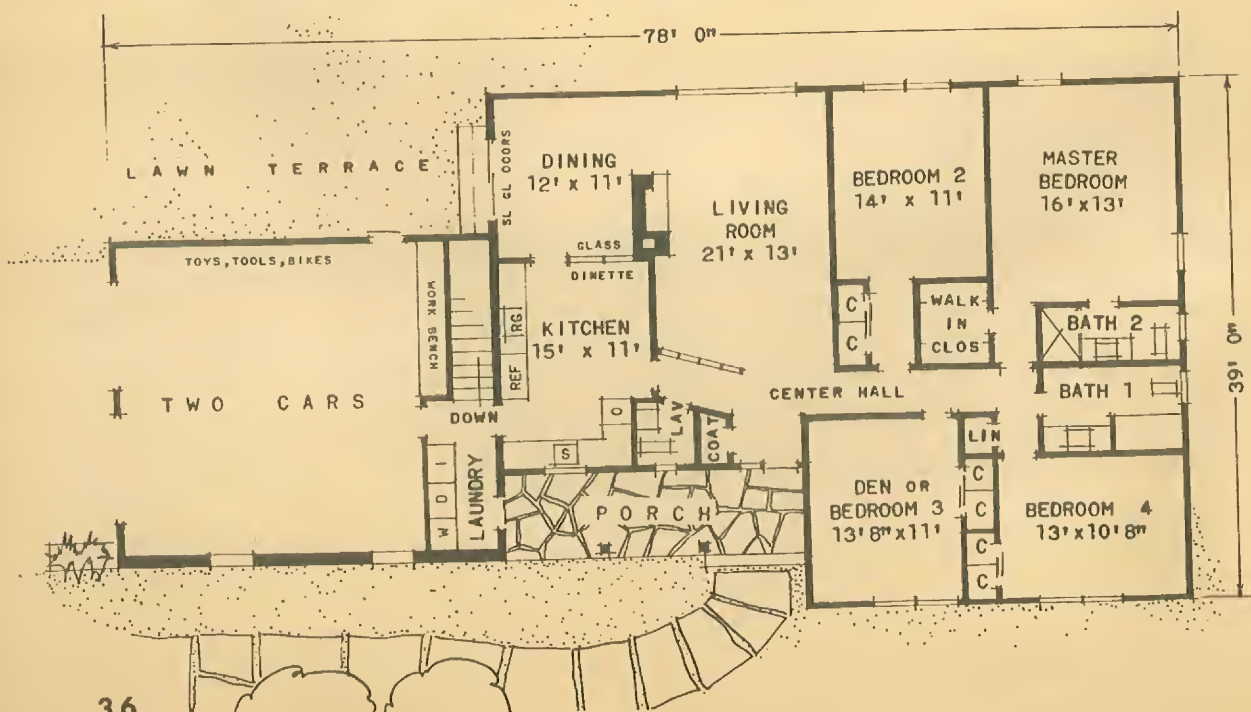
There is no doubt about it — the best investment you can make with your housing dollars is in a home like this. The simplicity of line is particularly appropriate with any setting and the overall appearance is one of gracious hospitality. From the covered porch there are two entrances to the house; the main entrance leads into the center hall and there is a handy coat closet near this door, while the side entrance leads directly into the laundry. From the center hall you can go straight to the bedroom area. Both front bedrooms have double windows and double sliding door closets, and if your family does not at this time require four full bedrooms then one of these rooms could easily be fixed up for use as a den. The corner bedroom at the rear has been set aside as a master bedroom; it has cross-ventilation, a walk-in closet, and a complete bath with an enclosed shower and a vanity sink. The family bath also has a vanity sink plus a full tub; the linen closet for the bedroom area is nearby.

Situated at the rear of the house, for additional privacy, is the living room, with its big picture window, corner hearth fireplace and angled lattice wall at the hall end of the room. The dining room is also at the rear of the house, and it has dramatic sliding glass doors opening on the lawn terrace, and a glass wall between it and the dinette. The kitchen has room enough for a really sensible grouping of utilities, ample work and storage space and a dinette corner for informal meals. The arrangement of the laundry, basement stairs and two-car garage makes it possible to accomplish all of the work normally done in these areas without going through the main part of the house. In the garage there is a built-in work bench, storage space for toys and tools, a door to the terrace and a convenient entrance to the house.

Overall Dimensions: 78' x 39'.

Square Feet: 1,615.

Architect: Lester Cohen.





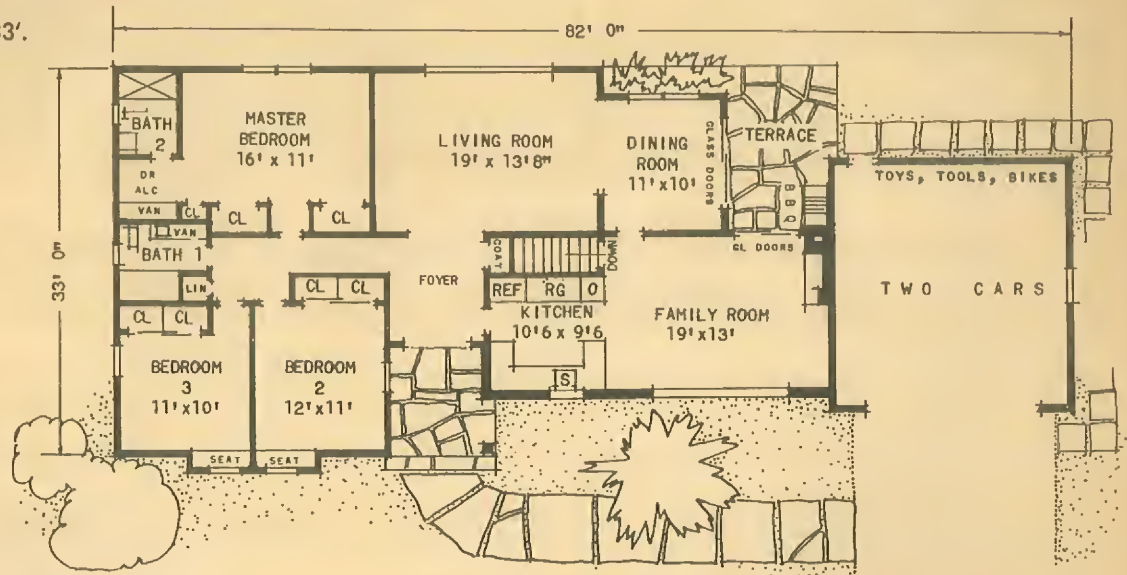
If you would like your next house to be plain, in the sense that it's built along simple lines which are economical to construct and maintain, and yet yearn for the fancy touches that make a home truly individual, this design is the one for you! The unusual trim on the roof overhang, the pretty criss-cross windows and the welcoming double door all fit in very nicely with the wood shake siding and the rest of the exterior trim. The covered flagstone entry leads into the foyer where there is a coat closet; beyond the foyer is the living room. It has two windows at the rear and is separated from the dining room, as it is from the foyer, by an archway. The dining room also has a sliding door to the family room and sliding glass doors to the terrace; at the rear there is a double window looking out on a planter underneath. At the rear of the attached two car garage there is a door, which makes it possible to go from the garage to the house through the terrace. Plan to do lots of en-

tertaining on this terrace and in the family room, too. The family room has a big fireplace with a corner hearth, the terrace has a barbeque grille and both areas are connected with sliding glass doors which are as practical as they are pretty. The big window at the front of the house is in the family room as is access to the basement stairs, and the kitchen is right next to it for convenience in serving informal meals. Everything in the kitchen has been planned to make the whole business of meal preparation more efficient and pleasant, and that means a lot to any homemaker. Both bedrooms at the front of the house have windows on two sides, window seats at the front and double sliding door closets. The master bedroom has two windows, two closets, a dressing room with built-in vanity and shoe closet, and a private bath with enclosed shower. There is a linen closet in the hall and the family bath has a vanity and sink combined.

Overall Dimensions: 82' x 33'.

Square Feet: 1,556.

Architect: Lester Cohen.



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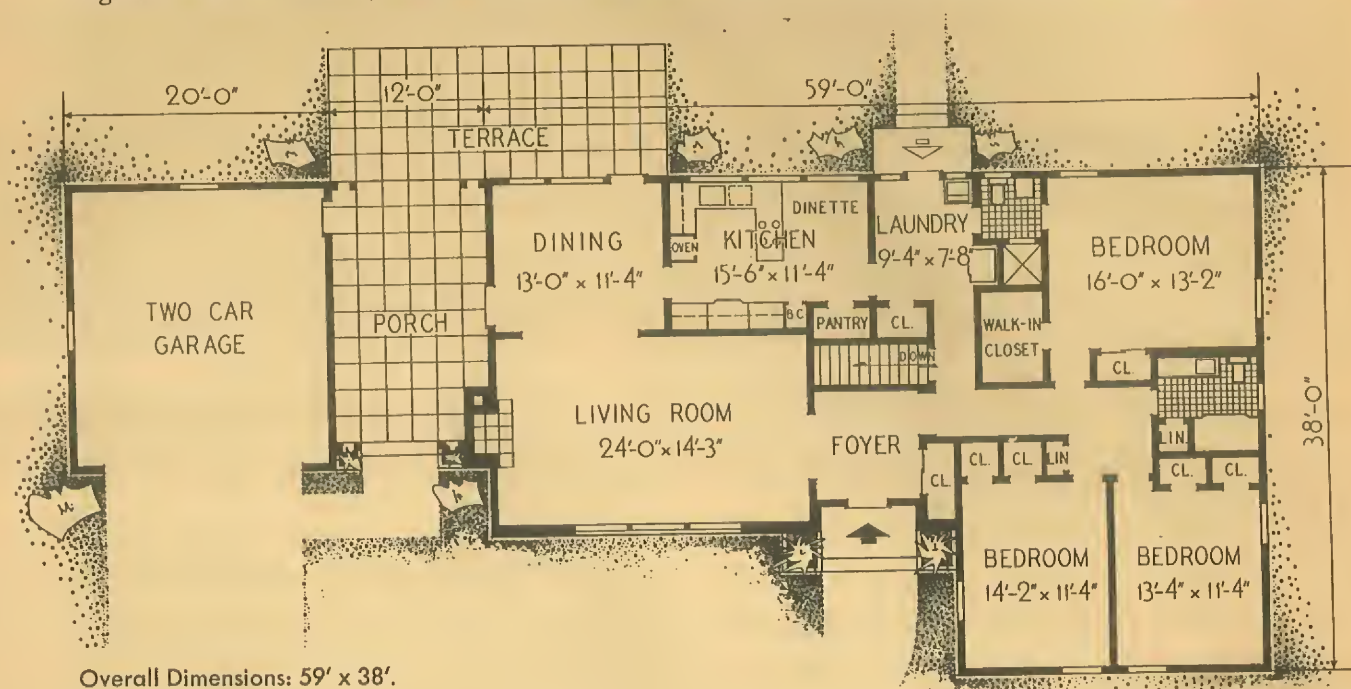


# Spacemaker Ranch House

PLAN NO. 3397-E

The luxury of true ranch planning is typified in this handsome dwelling—the perfect home for countless discriminating families. There is that L-shaped outdoor area formed by terrace and side porch, and of course the magnificent L of living and dining rooms is right in step with this scheme. A reception foyer offers traffic control for every area, with easy approach to the kitchen, cellar stairs, bedroom wing and living zones. A wonderful sense of privacy is achieved for the large bedrooms, and each one has cross ventilation. The master chamber has a private lavatory with stall shower to supplement the family bathroom, where there is a vanity and built-in linen closet. Counting this and kitchen closets, there are 12 in all, including

a huge walk-in closet-dressing room in the master bedroom. An especially convenient feature is the laundry off the kitchen. Bright with windows, designed to take the ache out of washdays, this room serves also as a back entry to protect the kitchen and dinette from drafts. Notice the door that leads to the master lavatory from here, permitting double use as a service wash-up room as well. The kitchen has two huge picture windows and the third one for the dinette. The magnificent terrace at the back can be reached by french doors from the dining room, and the sheltered breezeway porch is accessible from this room, too. With emphasis on outdoor-indoor living, there's nothing left to want in this happy home.



Overall Dimensions: 59' x 38'.

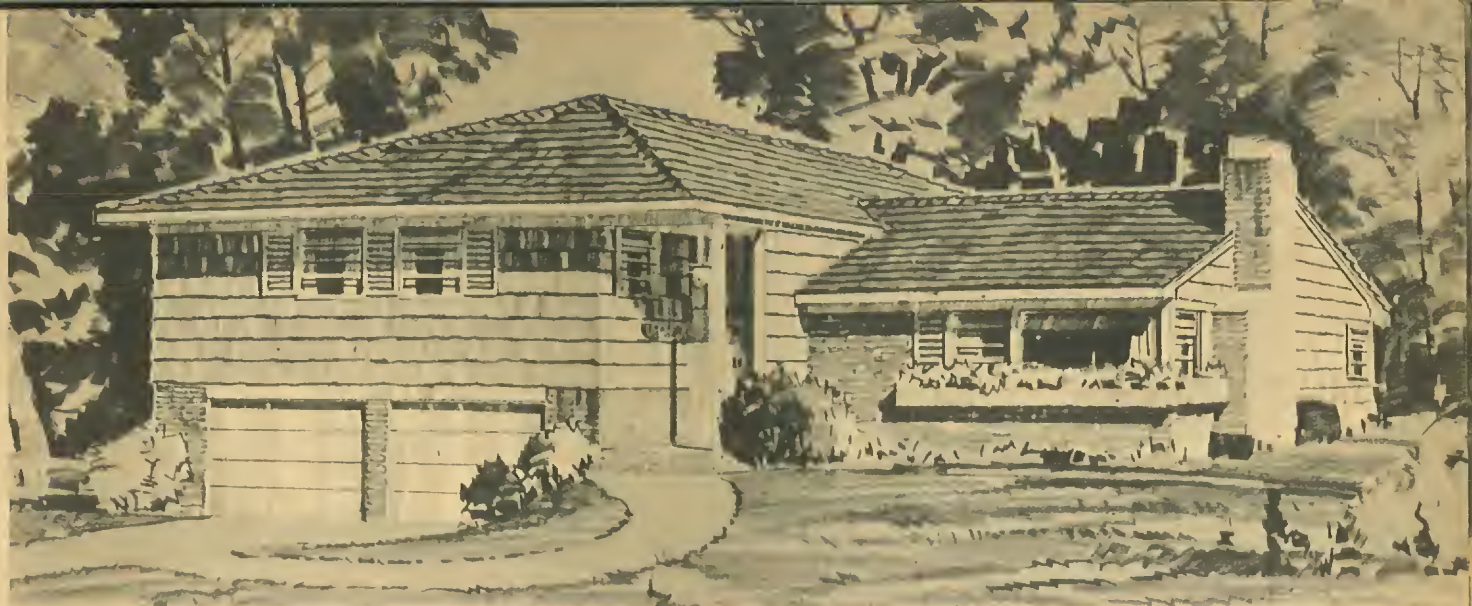
Square Feet: 1,838.

Architect: Alwin Cassens, Jr.

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## Multi-Magic Split-Level

PLAN NO. 4609-E

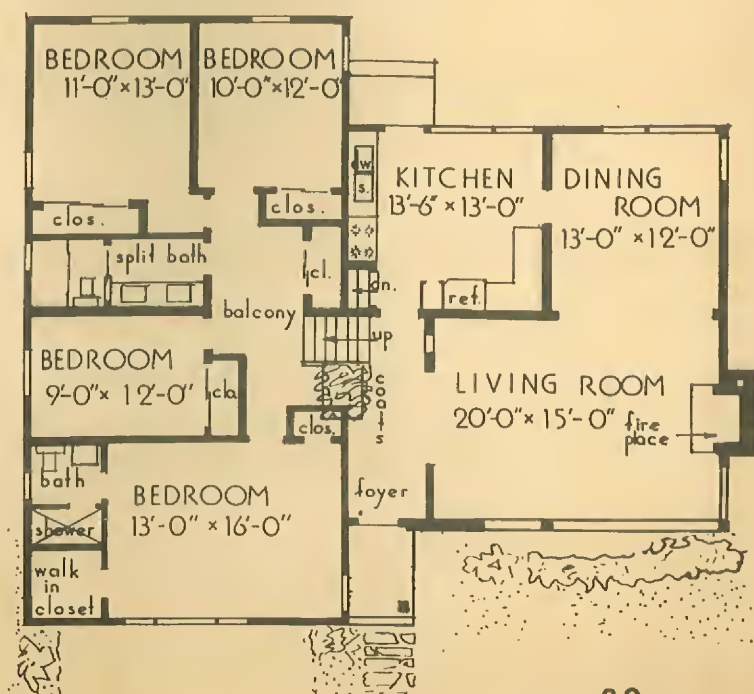
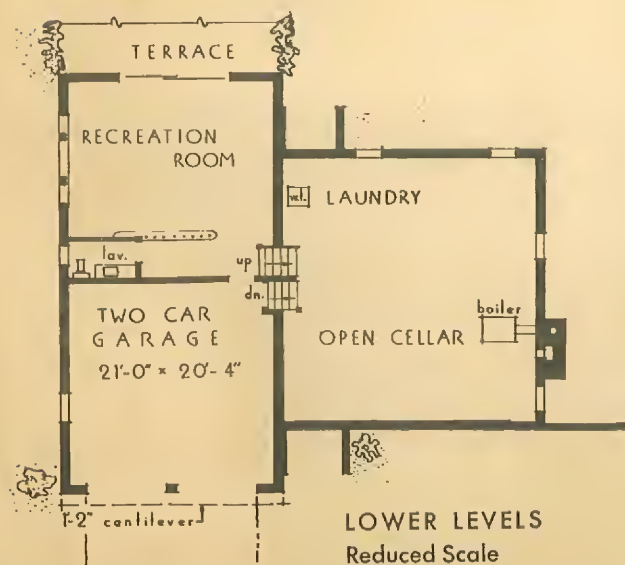
The family who need four bedrooms can have that extra room and in a perfect split-level plan at last. The stunning roof-high entry porch shows off the exterior of brick and shingle to best advantage, with a slender column and welcome hanging lantern. Lovely decorator touches begin right inside the foyer, with planter posts shielding the living room, and the coat closet tucked in under the bank of greenery on the overhead balcony. Living area is sized for the family that loves spaciousness and the wide expanses of living and dining rooms are set off by dramatic picture windows and a noble fireplace. The kitchen takes the cake, with extra work space to make your chores easier, and bright view windows above the dinette corner. An easy half flight up takes you to the bedrooms—four large rooms that offer sleeping comfort for your whole family. With its private shower-lavatory, the master bed-

room has three exposures, and a dressing room closet is an added delight. The family bathroom has been planned to do double service, adding a twin lavatory in the front half, with toilet and tub easily closed off by a disappearing door. Just down from the kitchen is the second living room—as lovely as it is spacious—the room that will give the younger members of the family their own entertaining area, offer comfortable play area to the children on rainy days, the all-around den that is such a bonus of multi-level planning. There's an extra feature in the vanity-lavatory here. Note the clever vertical posts that shield the recreation room for solid comfort, and the handsome windows at the side mean good ventilation. And to top it all off, sliding glass doors open to the sheltered terrace at the back for good living outdoors as well as all through this wonderful home.

Overall Dimensions: 48' x 44'5".

Square Feet: 1,724.

Architect: Herman H. York.







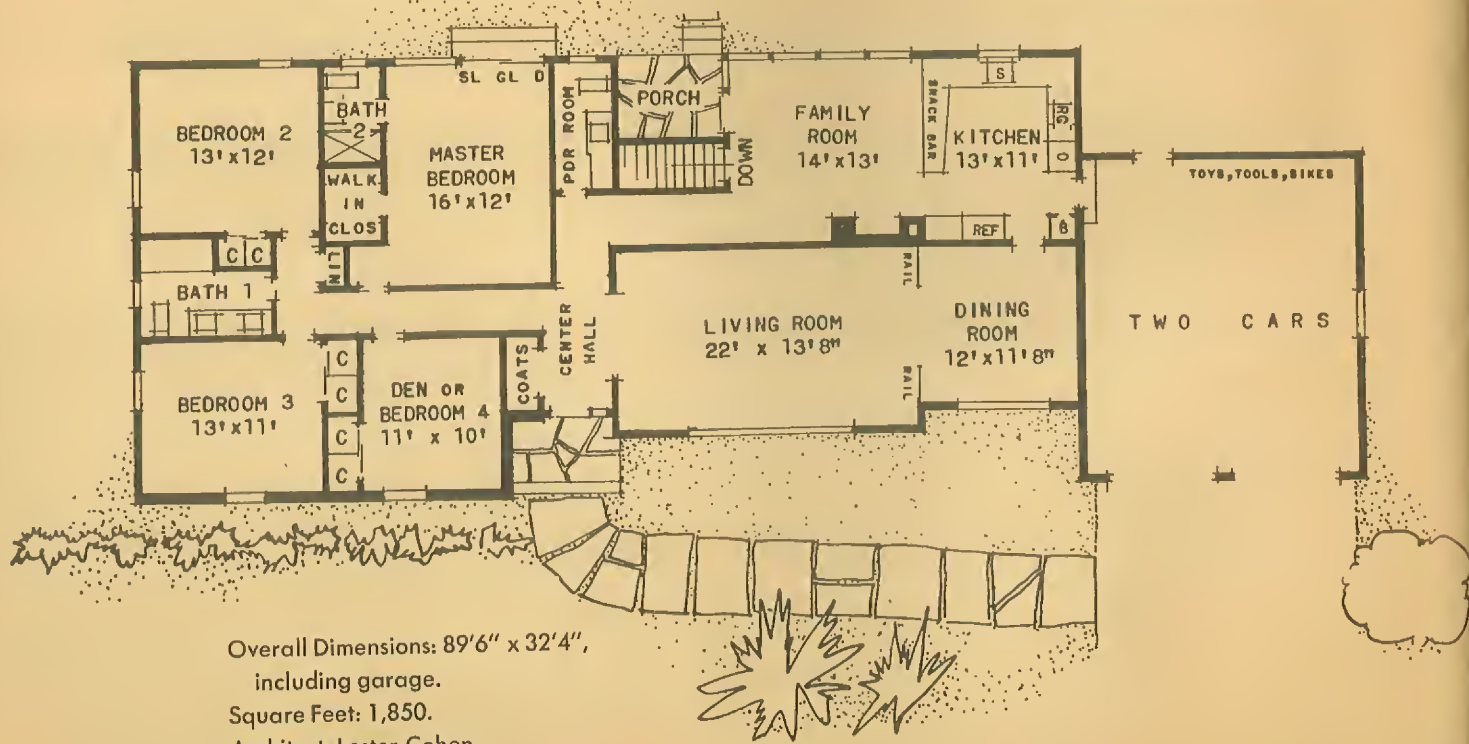
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## Smart As Can Be

PLAN NO. 5066-E

If four bedrooms are a real family need around your house, this plan will merit more than a passing interest. Big houses and expensive ones are easy enough to find, but a trim, basically economical plan, with four comfortable bedrooms and living areas to match is worth making a fuss about. Extras like the little powder room so readily accessible from the front hall, family room and basement, and the good center hall plan that divides areas smoothly mean a lot to a larger family. There is also a main bathroom in the bedroom hall and a private shower lavatory for the parents. Another feature in the master bedroom is the window wall, with sliding glass doors that open out to the rear terrace or garden—just a nice, little luxury touch. The corner bedrooms have two exposures each and the fourth bedroom, or part-time den is a trim, com-

table room. Many families prefer to keep the fireplace within informal areas, so that the focal point of this living room is the big picture window looking out over the front lawn. The fireplace is set in the corner of the family room, just right for informal mealtimes, indoor picnics or other gay evenings. A wall of windows is shown in the family room which adjoins the kitchen with snack bar between. Entry out to the flagstone porch extends the facilities of the family room to outdoor as well as indoor space in good weather. There is another entrance into the kitchen via the backyard and the garage, so that the work area is kept separated from the play room as well as from the front and living areas. A stunning dining room completes the picture of this house and the attached two car garage is oversized for storage extras.







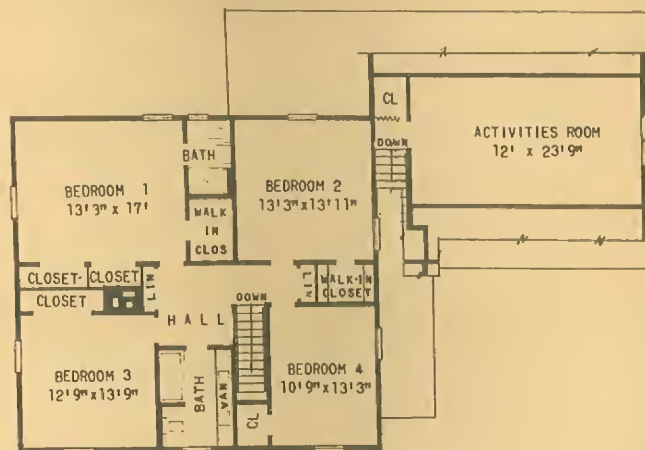
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## Colonial Informality At Its Best

PLAN NO. 3035-E

This handsome Colonial takes its exterior design from the Early American, but its living plan is as modern as the lucky family that will own it. Full two story planning gives fullest use of the first floor for living areas: the living room at the back to take any widespread vistas into account and to offer unusual privacy. The dining room is at the back, too, a spacious inviting room with windows and a door to the back porch. An important extra is the first floor study, right off the front entry and complete with a handsome corner fireplace that backs up to the lovely fireplace in the living room, both, in the best Colonial tradition, making use of the big central chimney. To the right of the hall is the kitchen—squared off, L-planned for work area convenience and including a sunny breakfast nook and a laundry and pantry area. The service entrance is to the side. Another extra is the attached garage with an entry to the kitchen by way of a back landing. This landing also leads up to the activities room above the garage and this location is perfect since the youngsters can come in from the garage or kitchen and go up to the play area without disturbing the main living area of the first floor. Bedrooms, four of them, are all together on the second floor. From the entry there is a stairway up to the sleeping area, another good traffic

feature. Each of the bedrooms has two exposures (the side window of bedroom 2 looks out over the garage as shown in the cutaway detail of the second floor plan.) The master bedroom has a private bathroom, a double vanitory bathroom is convenient for the other rooms, and on the first floor there is a lavatory just outside the study. Storage is supplied with a huge coat closet, a kitchen pantry closet and an activities closet, and the upper floor has two big walk-in closets, two linen closets and four more—totaling 11, to make any family comfortable.

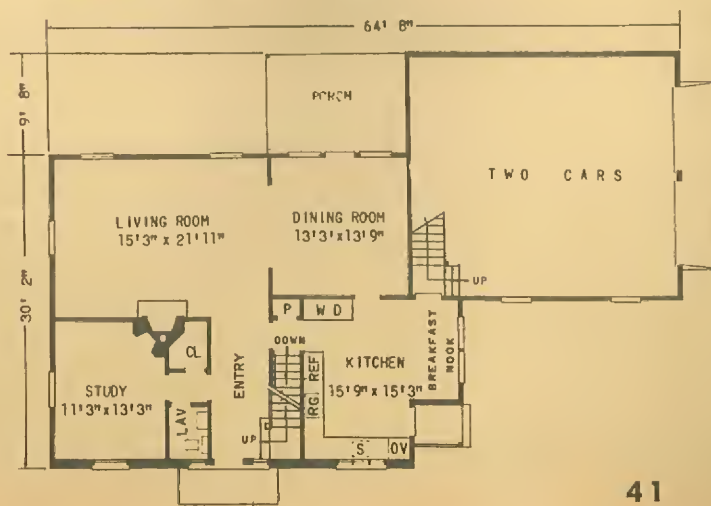


Overall Dimensions: 64'8" x 39'10", inc. gar.

Square Feet: 1,100 (1st floor);

1,105 (2nd floor, excluding activity wing).

Architect: Alfred H. Ryder.







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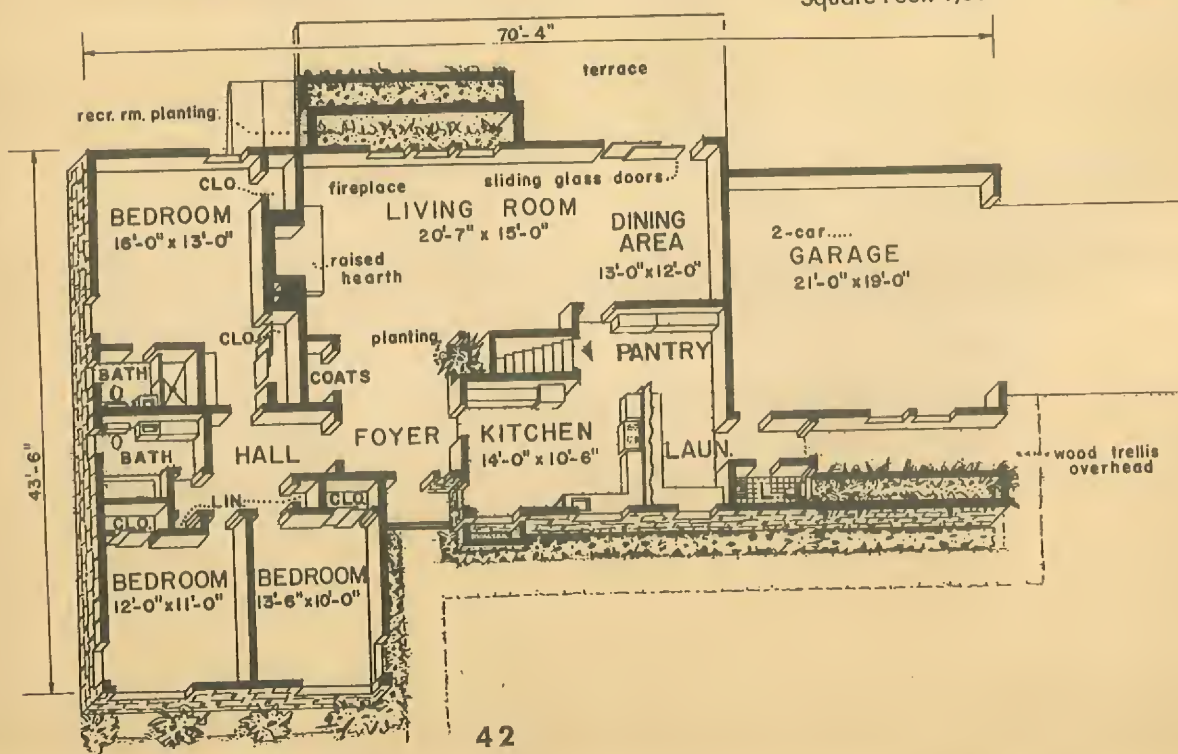
## Joy of Living

PLAN NO. 1521-E

There's double delight in this home where a strikingly handsome exterior surrounds a plan that combines spaciousness and charm. The service area, usually the least important feature, comes into its own here—a masterpiece of work area to lighten everyday chores, with an adjacent breakfast nook under corner windows. The central foyer at the front door directs traffic efficiently to every living zone. To the left is the bedroom hall that opens to the family bathroom (plus a vanity), two huge linen closets and the three family bedrooms. You'll pay special attention to the front bedrooms, each with corner windows, extra wall space and deep, sliding door closets. At the back for the utmost in quiet and privacy, the master suite enjoys wide, double closets and its own stall-shower lavatory. A recessed planter box leads the

way from the foyer into the living and dining rooms. Great, wide picture windows overlook the terrace, and a stunning contemporary fireplace with raised hearth dominates one side of this huge room. The dining area is a room in its own right, just a step away from the serving pantry, and boasting a full wall of sliding glass doors that open out to the full-width flagstone terrace. That's not all, as you can see. There's a recreation room in the basement reached by the cellar steps that open so conveniently from the pantry. The planter box at its windows is indicated in the floor plan so that you can see what delightful vista is afforded on this level. There's nothing missing indoors or out, for perfect living on a formal or informal scale, keyed to comfort in style.

Overall Dimensions: 70'4" x 43'6", including garage.  
Square Feet: 1,811. Architect: Herman H. York.





# Unique Story-and-a-Half

PLAN NO. 4010-E

43

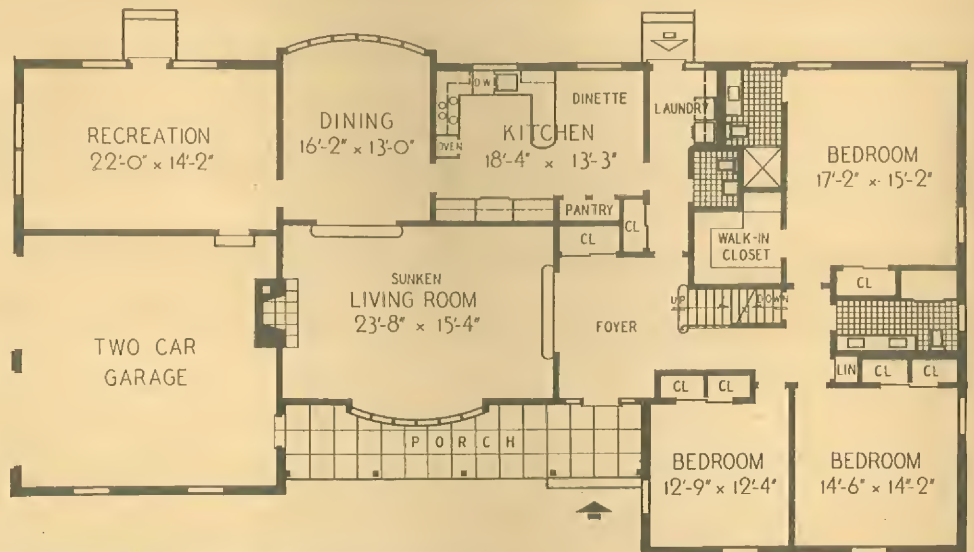
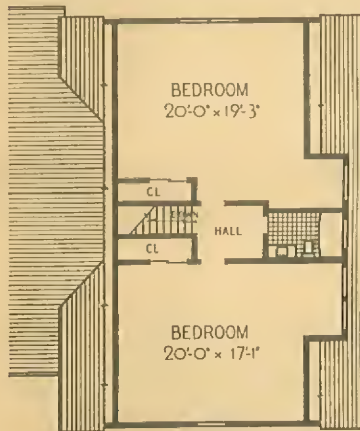
It isn't always easy to find something unique in the way of housing without going to great expense, but we believe that this house will end your search. It has an imposing exterior, with the lower half done almost entirely in warm brick, and shingles above. The porch is covered and provides a sheltered passage from the garage to the front door; the wall here is of vertical board siding as contrast to the brick. Two steps down from the foyer is the living room with a big bow window and a fireplace. Up two steps, the dining room has a matching bow window and plenty of floor space. Behind the garage there is a recreation room which can be reached from the dining room and which has four windows and a door to the back garden. In the kitchen, built-in oven and counter-top range are along one wall, and dishwasher and sink are

under the big window. An island serving counter separates the kitchen from the dinette and there is a big pantry closet shown, too. Next to the kitchen there's space for laundry and lavatory, easy to reach by the service door. This whole area will be a real blessing to a busy housewife, because it saves so much time and effort. The master bedroom has three windows and a closet with sliding doors as well as a large walk-in closet. The private bath has a vanity sink and stall shower. The two bedrooms at the front have cross ventilation and two closets apiece. Well situated, the family bath has a double vanity sink and there is a linen closet in the hall outside. Upstairs there are two bedrooms, each with three windows and a large closet, and still another bath has a vanity sink and a tub.

Overall Dimensions: 83' x 43'6".

Square Feet: 2,232 (1st floor).

Architect: Alwin Cassens, Jr.



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## Lavishly Lovely

PLAN NO. 8127-E

Really lavish and really lovely, inside and out, but a house that can be yours for the building! And we guarantee that any family would find living in it a lifelong pleasure. From the entrance porch, with its wrought iron pillars, step through the handsome door (just look at that sunburst doorknob!), and then into the center hall, which has a convenient coat closet. The dropped living room, with picture window facing on the porch, is a step down from the center hall or dining room and nicely located for entertaining. There are glass doors which open on the terrace from the dining room and from the dinette and it is also possible to go from the terrace directly down to the basement or into the attached two car garage which has three big storage closets along one wall. A wealth of work and storage space keynotes the kitchen and a big window over the sink adds to the pleasure in working there. The screened porch, a wonderful warm weather spot for en-

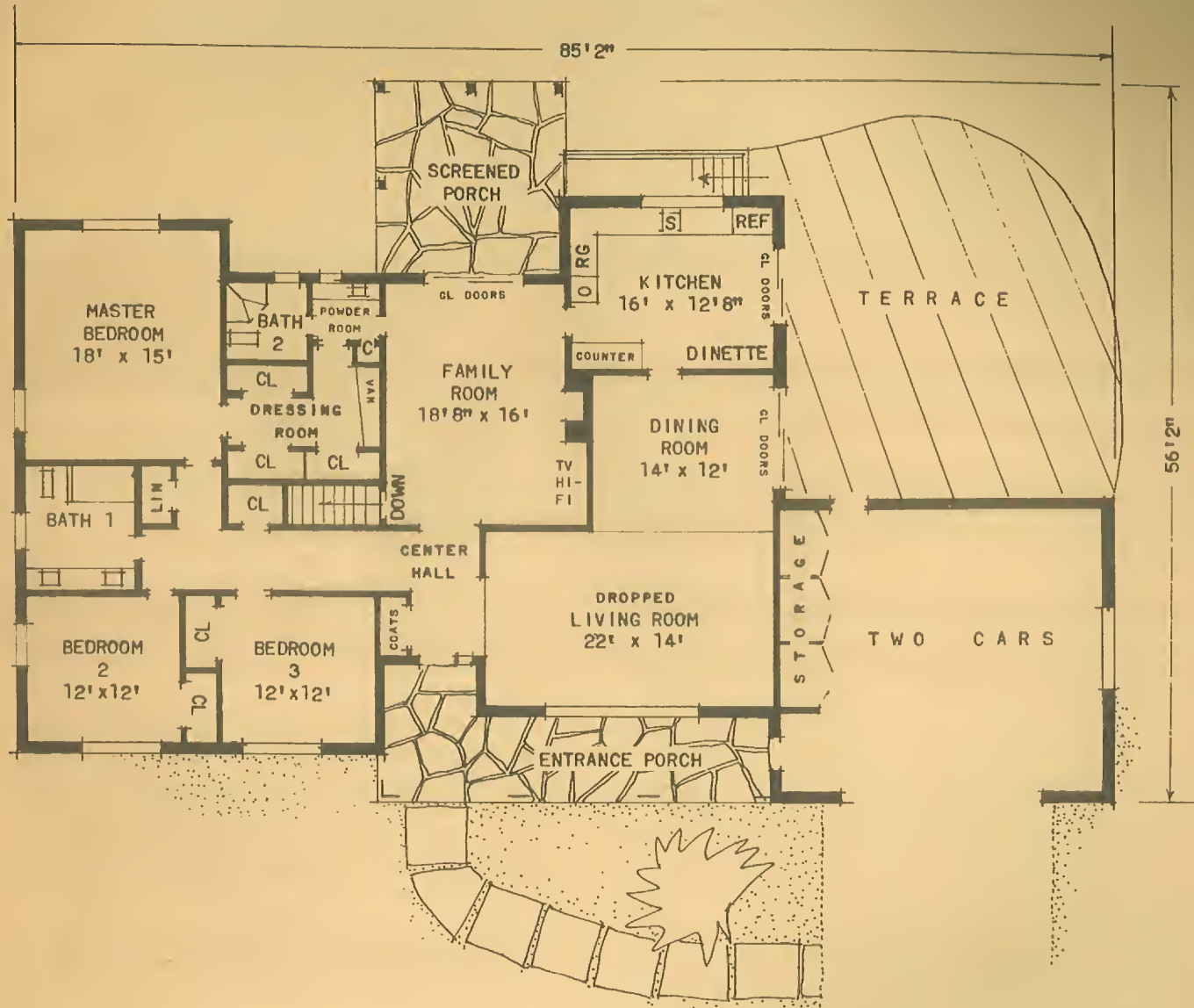
tertaining or relaxing, adjoins the family room and is separated from it only by sliding glass doors, which can be left open in nice weather. Along one wall of the family room there is a fireplace and a TV-Hi Fi corner, everything you need to keep the family happy on long winter evenings, and in this family room there is also plenty of floor space for other activities, too. At one end of the room there are the basement stairs, at the other end a door to the powder room. Bedroom 3 has a large high window at the front and a big closet, bedroom 2 has two windows and a large closet. In the bedroom hall there is a linen closet and a storage closet, and in the family bath there is a double vanity sink. The master bedroom, with cross-ventilation, also has a dressing room with three closets and a vanity, and a powder room bath combination that may also be used by guests.

Overall Dimensions: 85'2" x 56'2".

Square Feet: 2,105.

Architect: Lester Cohen.









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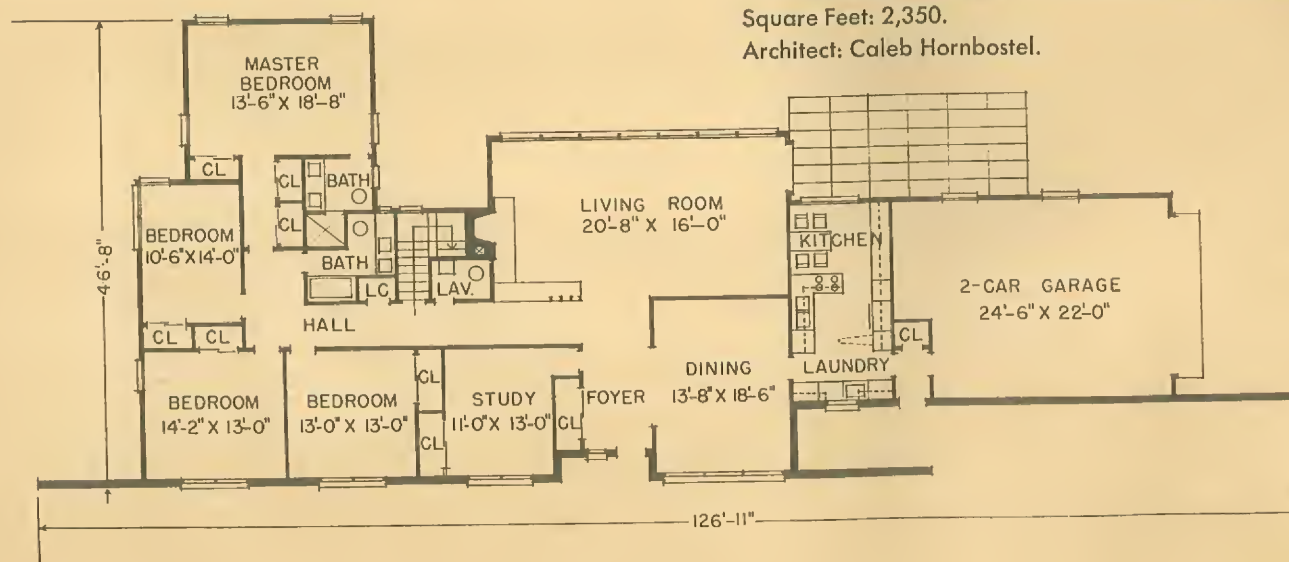
## Four Bedrooms Plus Study!

PLAN NO. 8128-E

This house was designed for a large and active family—one that enjoys space aplenty. The front entrance opens on a foyer which gets light from a long window and which has a big closet with sliding doors for coats, etc. Just off the foyer is a study, the perfect place for a home office or bedroom for that independent teen-ager or elder. The master bedroom has windows on all three outside walls, three closets with sliding doors, and a private bath with a double vanity sink and an enclosed shower. There is a double vanity sink in the family bath, too, and a full tub. The three remaining bedrooms all have big closets with sliding doors and ample window areas, and they are nicely proportioned so that you can arrange your furniture comfortably. Along the bedroom hall you will find a linen closet, the stairs to the basement and a handy lavatory.

The dining room, with three windows at the front, is convenient to the kitchen and living room both. Notice that the living room is at the rear of the house, a feature which gives you privacy and avoids unnecessary clutter from "through traffic." This living room has windows all across the rear wall, a charming fireplace, divider shelves along the hall side, and a door to the spacious porch. The kitchen has a breakfast area in front of the big windows, plenty of cupboard and counter space, and a laundry area at one end. Next to this laundry area is an outside entry, a closet for storing muddy clothes, and a door to the attached two car garage. In the basement there is room for general storage, and a large area which may be finished off as a recreation room. The exterior of the house, of brick with simple window treatments, is particularly attractive.

Overall Dimensions: 126'11" x 46'8", including garage.  
Square Feet: 2,350.  
Architect: Caleb Hornbostel.



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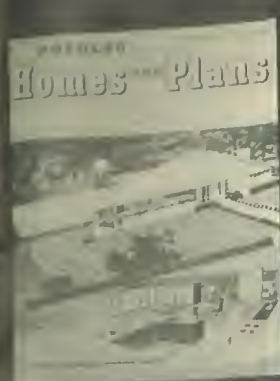
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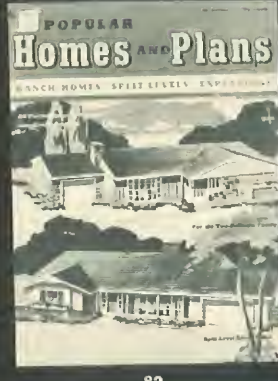
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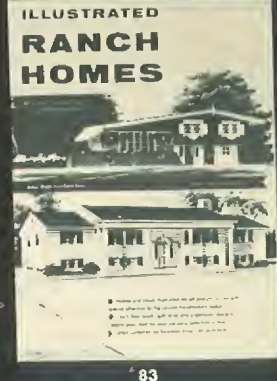
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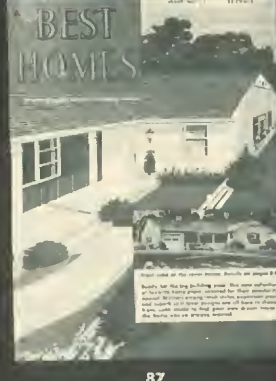
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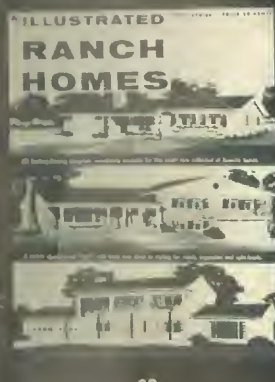
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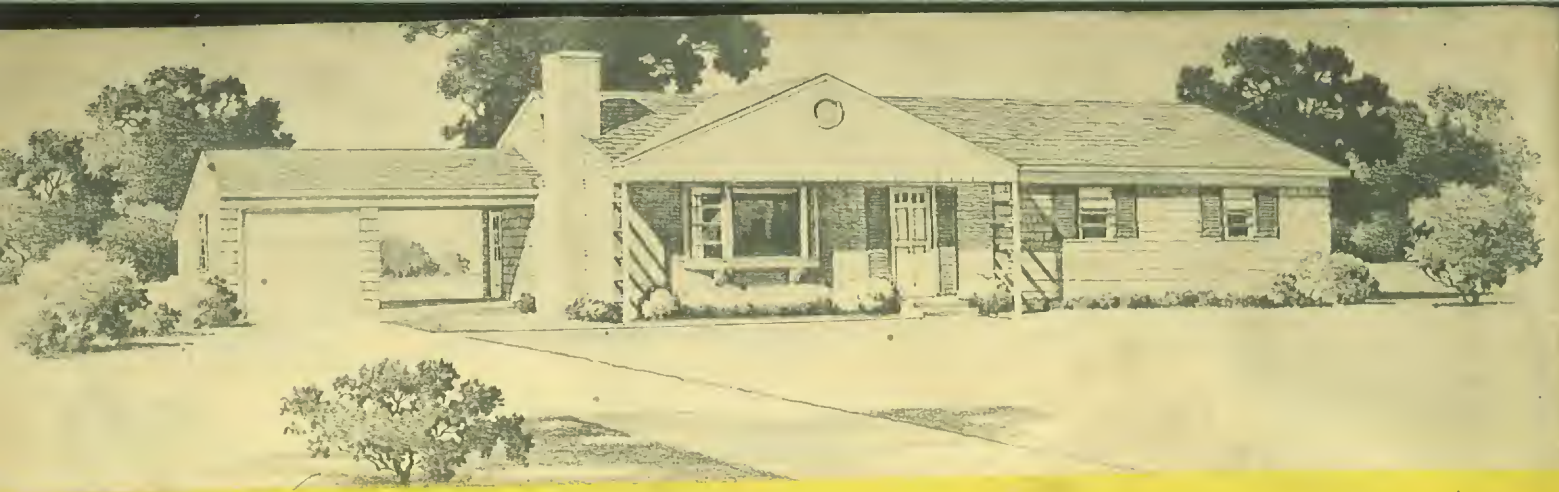
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PLAN NO. 4728-E

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window bay and handsome fireplace are adjuncts to the air of gracious living that is part of this room. At the back, the dining room can be reached from the front hall, too, and this excellent traffic pattern makes this room right for formal dining as well as practical for use as a TV den for the family—a variation of the popular family room right off the kitchen. Breezeway and garage attached to the house add to the long, low look of the exterior but more than that, the sheltered area will be used for outdoor play and entertaining in warm weather. A service door and vestibule protect the kitchen from drafts. The broom closet is placed at the head of the stairs to the cellar and both are wonderfully convenient to the kitchen. Indoor and outdoor living, sleeping comfort, entertaining luxury and a balanced budget are all "built-in" in this popular plan.

Overall Dimensions: 49' x 25'8".

Square Feet: 1,165.

Architect: Alfred H. Ryder.

TO ORDER THIS PLAN,  
SEE PAGE 46.

